

TO LET

14 BRAND NEW INDUSTRIAL UNITS

SIZES AVAILABLE FROM 756-905 SQ FT

UNDER CONSTRUCTION - DUE FOR COMPLETION AUGUST 2017



(PHOTO SHOWS UNITS C6-C9B)

BUSINESS SPACE

goadsby

UNITS C6-C16

ADMIRALTY PARK, STATION ROAD, HOLTON HEATH, POOLE, DORSET, BH16 6HX



SPECIFICATION

EACH UNIT BENEFITS FROM THE FOLLOWING SPECIFICATION:

- INTERNAL EAVES HEIGHT APPROX. 4.6 M (UNITS 6-11), 5.4 M (UNITS 12-16)
- STEEL CLAD ROOF INCORPORATING DAYLIGHT PANELS
- SIMPLE UNISEX DISABLED WC
- 3 PHASE ELECTRICITY & GAS
- ALLOCATED PARKING
- LOADING DOOR
- LIGHTING

(PHOTO SHOWS UNITS C12-C16)

UNITS C6-C16

ADMIRALTY PARK, STATION ROAD, HOLTON HEATH, POOLE, DORSET, BH16 6HX

w20146

Summary of Accommodation

UNIT	SQ M*	SQ FT*	RENT (PER ANNUM EXCL.)**	PARKING SPACES
C6	70	756	£7,300	2
C7	72	770	£7,300	2
C8	72	770	£7,300	2
C9A	71	768	£7,300	2
C9B	70	757	£7,300	2
C10A	70	756	£7,300	2
C10B	72	770	£7,300	2
C11A	71	768	£7,300	2
C11B	70	756	£7,300	2
C12	84	905	£8,500	3
C13	84	903	£8,500	3
C14	84	903	£8,500	3
C15	84	901	£8,500	3
C16	84	905	Under Offer	3

*Please note that the above floor areas are approximate gross internal areas and have been provided by the landlord.

Lease Terms

The units are available to let by way of new full repairing and insuring leases incorporating upward only open market rent reviews every 3 years.

**The rents are exclusive of business rates, service charge, VAT, buildings insurance, utilities and all other outgoings.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.

EPC

TBC upon completion.

Rateable Value

TBC upon completion.

[Location Map](#)

[Streetview](#)

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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.