ST. MODWEN PARK POOLE

TO LET

ST.MODWEN

STERTE AVENUE • POOLE • DORSET • BH15 2AS

NEW DEVELOPMENT OF INDUSTRIAL / WAREHOUSE UNITS 43,377 Sq ft - 98,853 Sq ft (4,030 Sq m - 9,184 Sq m)





DESCRIPTION

St. Modwen Park Poole is in the process of seeking detailed planning consent to accommodate up to 196,000 sq ft of warehouse space in three units.

The units are planned to be speculatively constructed, delivering a scheme of units ranging from 43,377 sq ft up to 98,853 sq ft. Construction is due to start April 2020 with units ready for occupation in February 2021.

ABOUT POOLE

SOME 196,000 JOBS (2017) WITH CURRENT POPULATION OF DISTRICT CIRCA 383,000 (2017)*

A STRONG AND DIVERSE ECONOMY ACROSS A WIDE RANGE OF SECTORS INCLUDING FINANCIAL/BUSINESS SERVICES AND LOGISTICS/DISTRIBUTION

BENEFITS FROM HAVING REPRESENTATION FROM EXCELLENT COMPANIES INCLUDING; BARCLAYS PLC, SUNSEEKER, LUSH, ADDO FOOD GROUP, AIM AVIATION, LV & VITALITY

MAINLINE RAILWAY 130 MINS TO LONDON WATERLOO (FAST SERVICE). FREQUENT AND REGULAR SERVICES

SWIFT ACCESS TO A31 AND NATIONAL ROAD SYSTEM (M27/M3)

^{*} AS OF APRIL 2019 POOLE HAS JOINED WITH BOURNEMOUTH AND CHRISTCHURCH TO RECOME A UNITARY LOCAL GOVERNMENT DISTRICT



ESTATE AND BUILDING LAYOUT



EXTERNAL



- Up to 50m deep service yards
- Secure site & secure yards
- Security lighting office car park / service yard
- Covered cycle shelter
- Dedicated parking and loading areas
- 24 hour access

WAREHOUSE

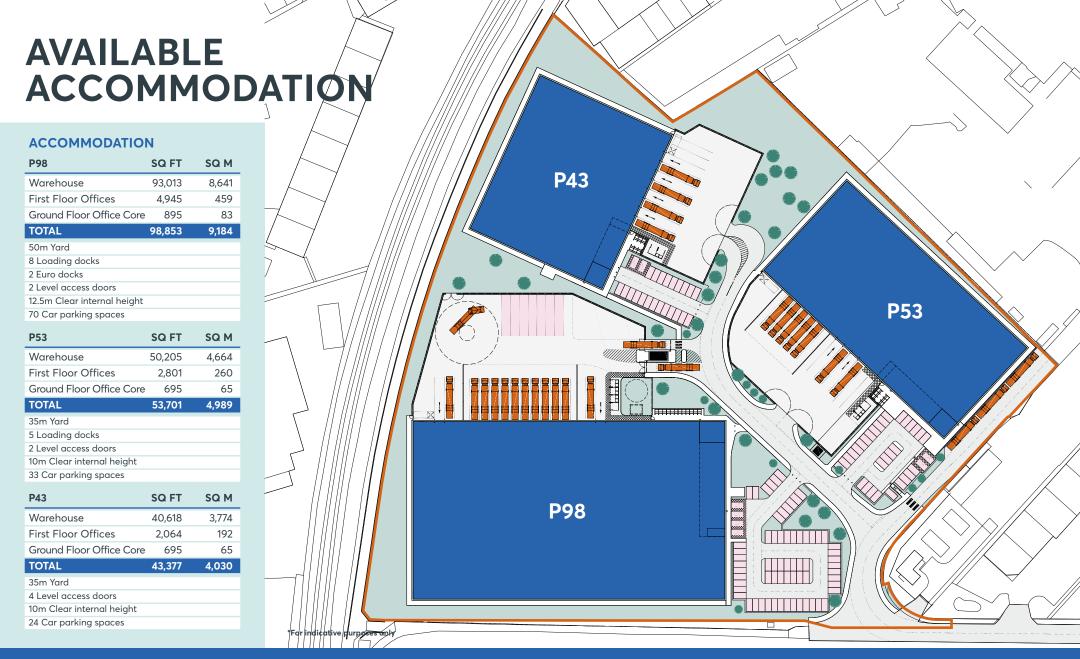


- Up to 12.5m clear internal height
- FM2 category floor
- 50 kN sq m floor loading
- Minimum BREEAM (2014) 'Very Good' accreditation
- Dock Level loading (1 per 10,000 Sq.ft)
- Level loading access

OFFICE



- First Floor offices
- Open plan office accommodation
- Suspended ceilings
- Raised access floors
- Air Conditioned
- Platform lift
- Ground & First floor WC's















ST. MODWEN PARK POOLF

STERTE AVENUE, POOLE, DORSET BH15 2AS



A35	1 mile	3 mins
Poole	1 mile	4 mins
Bournemouth	5 miles	20 mins
Bournemouth Airport	13 miles	28 mins
M27 Junction 1	25 miles	35 mins
Heathrow Airport	93 miles	101 mins
Central London	110 miles	139 mins
Gatwick	120 miles	131 mins

LOCATION

St. Modwen Park is prominently located at the head of Sterte Avenue, overlooking the A350 (Holes Bay Road). Holes Bay Road provides access to A35 heading west, the A350 heading north and the A3049 to the east which provides access to Junction 1 of the M27 via the A348 and A31.

Major occupiers in close proximity to St Modwen Park include Mercedes Benz of Poole, Premier Inn Hotel, Sunseeker, Lush and Addo Food Group. The site is also in close proximity to Wessex Gate Retail Park.

Poole town centre and Poole Station are located 0.5 miles to the south providing direct access to London Waterloo. Bournemouth Airport is located approximately 9 miles to the North East.



FOR FURTHER INFORMATION

Further information including indicative specification and drawings available upon request.

All enquiries to the joint sole letting agents:



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