

# **FLEETS CORNER**

**BUSINESS PARK**

## **UNITS 1 - 4 TO LET**

10,990 - 15,000 sq ft (1,021 - 1,393 sq m) Units

4 New Warehouse/Industrial Premises



✓ AVAILABLE Q1 2020

✓ PRIME LOCATION

✓ SAT NAV: BH17 0LA





## PRIME MIXED-USE SITE



## ON-SITE AMENITIES



### SPECIFICATION

#### Factory / Warehouse

- 8.5m clear internal height
- 40kN/sq m floor loading capacity
- 4x5m electric, ground floor, sectional up and over loading doors
- 150 kVA 3 phase electricity
- Power floated concrete warehouse floors
- Micro rib/profiled steel cladding, with double glazed windows at ground and 1st floor
- Steel clad pitched roof with 15% translucent panels

#### Office Space

- Carpeted offices with central heating
- Suspended ceilings with recessed PIR sensor lighting
- Male, female and disabled WCs





## LOCATION

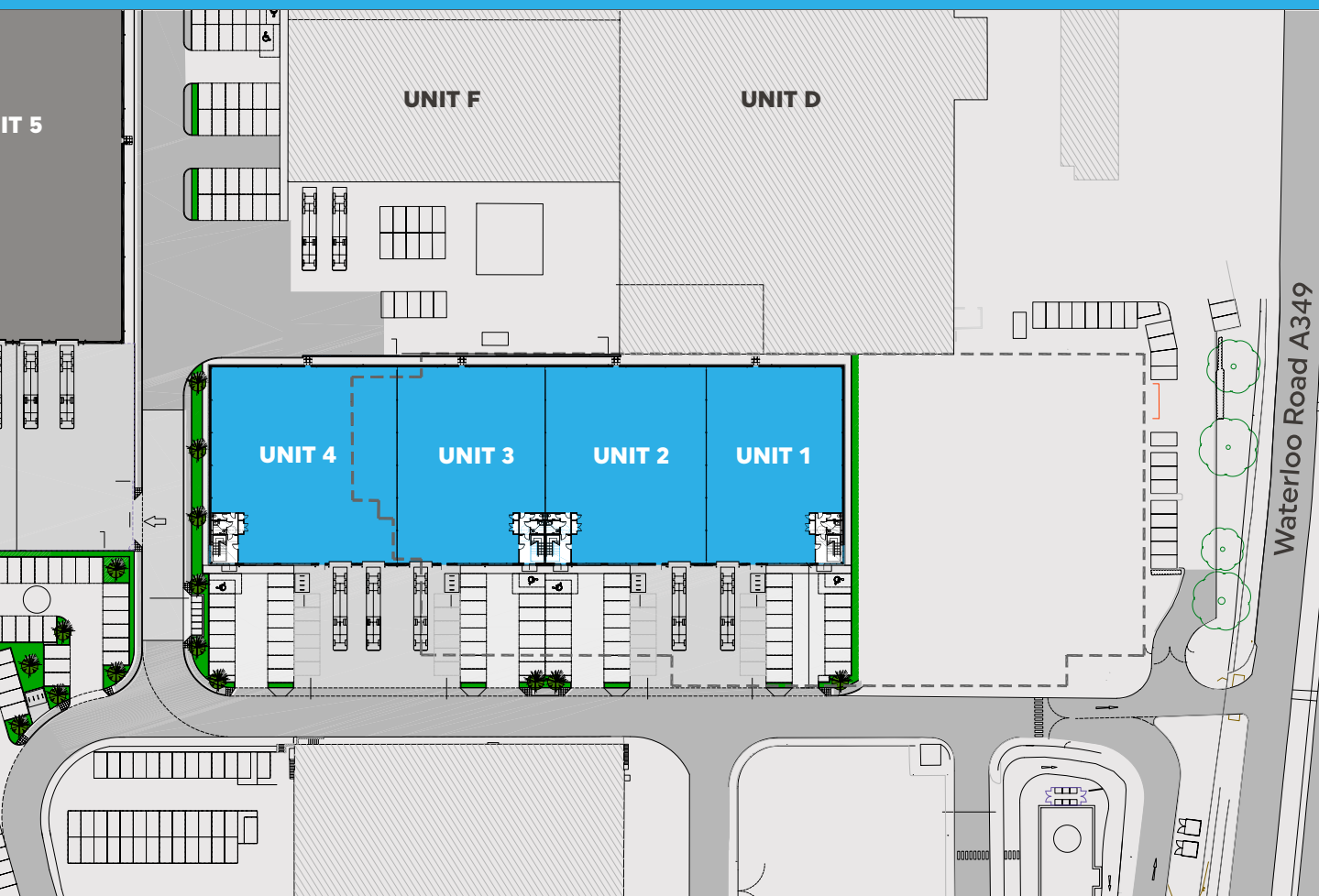
- Strategically located prime commercial business park
- Prominent site at the front of the Nuffield Industrial Estate
- Extensive frontage on to A35 Waterloo Road
- Mainline railway connections from Poole to London Waterloo, fastest journey times of just over 2 hours



**24 HOUR SECURITY**



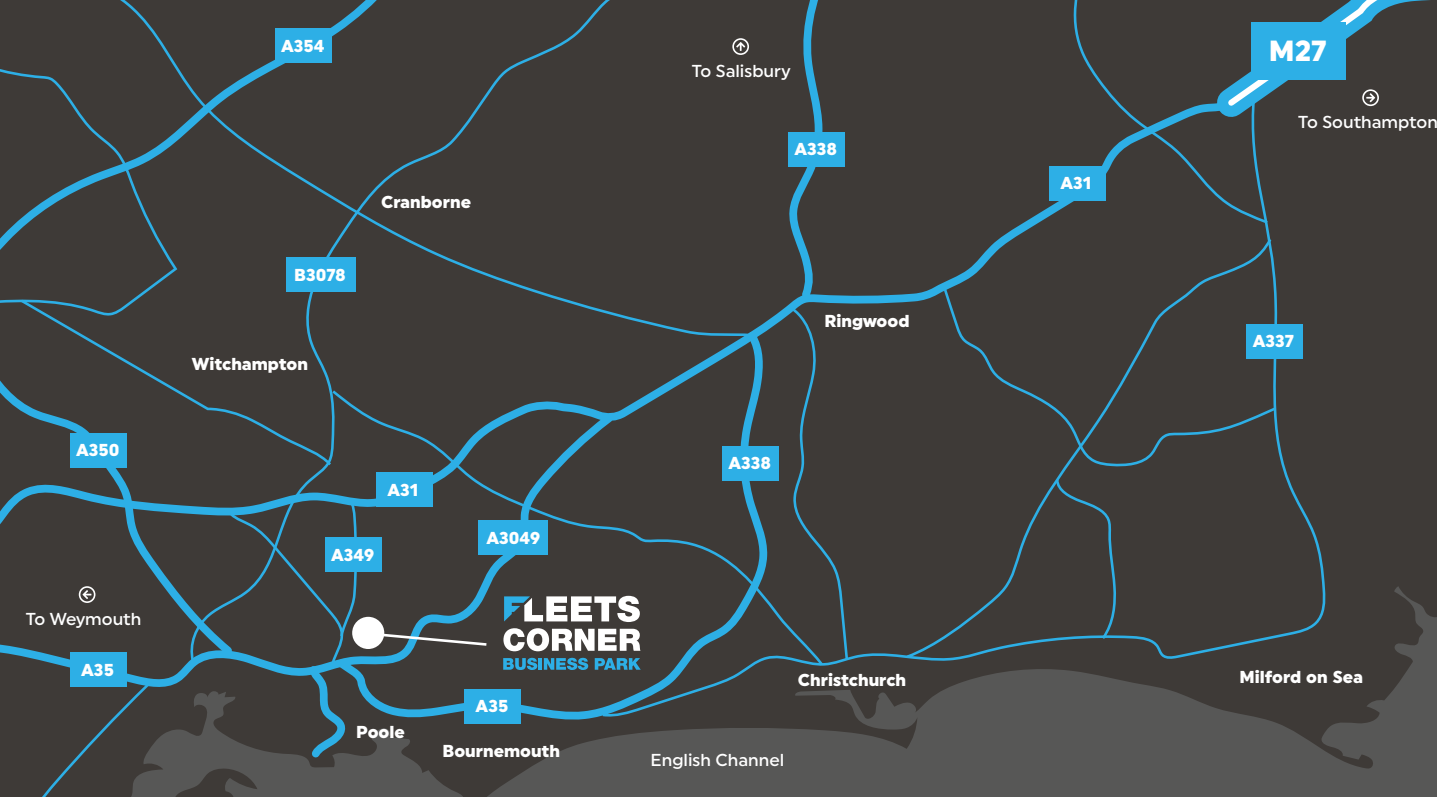
**WATERLOO RD/A31 & A3049**



## ACCOMMODATION

	GIA	
<b>Unit 1</b>	SQ FT	SQ M
Ground Floor	9,640	896
First Floor Offices	1,350	125
Total	10,990	1,021
<b>Unit 2</b>	SQ FT	SQ M
Ground Floor	11,395	1,058
First Floor Offices	1,605	149
Total	13,000	1,207
<b>Unit 3</b>	SQ FT	SQ M
Ground Floor	10,460	972
First Floor Offices	1,530	142
Total	12,000	1,114
<b>Unit 4</b>	SQ FT	SQ M
Ground Floor	13,202	1,226
First Floor Offices	1,798	167
Total	15,000	1,393

Approximate gross internal areas scaled off plan.



## FLEETSCORNER.COM/DEVELOPMENT

Fleets Corner Business Park, Nuffield Road, Poole, BH17 0LA



### TERMS

Available to let by way of a new full repairing and insuring lease.

### RENT

Unit	Rent	Car Parking	Description
1	On Application	21	End Terrace
2	On Application	21	Terraced
3	On Application	21	Terraced
4	On Application	21	End Terrace

### ENVIRONMENTAL

BREEAM Excellent  
Shower  
External cycle racks  
Target EPC: B

### PLANNING

B1 business/light industry, B2 general industrial and B8 warehousing uses under the Town & Country Planning (Use Classes) Order 1987.

### ESTATE CHARGE

An estate charge will be levied to cover common services including 24 hour manned security, lighting and landscaping.

### RATEABLE VALUE

TBA

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

### VAT

Terms are strictly exclusive of Value Added Tax.



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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.' June 2019 Designed and produced by www.kubiakcreative.com 06-19 193510