



FLEETS CORNER

BUSINESS PARK

TO LET

OFFICES IN PROMINENT BUILDING

- 3,042 / 3,554 / 6,596 SQ FT
- EXCELLENT CAR-PARKING
1 SPACE PER 220 SQ FT
- 24/7 MANNED SECURITY
- UNDER REFURBISHMENT
- OPEN PLAN
- ACCESS FROM WATERLOO
ROAD, NUFFIELD ROAD &
HATCHPOND ROAD
- AVAILABLE APRIL 2020

▶ fleetscorner.com

WATERLOO HOUSE, FLEETS CORNER BUSINESS PARK

FIRST FLOOR, WATERLOO ROAD, POOLE, DORSET, BH17 0HL



Poole Town Centre

A3049

Fleets Corner Business Park

WATERLOO HOUSE

TESCO

LIDL

WATERLOO ROAD

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REF: o22397



Location

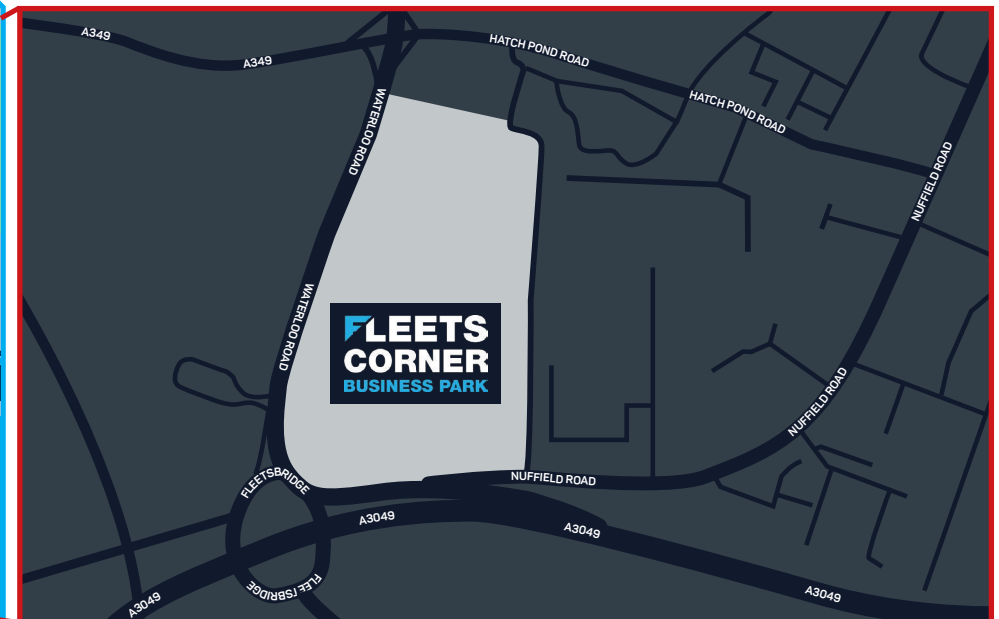
Fleets Corner Business Park has bold prominence to the A349 Waterloo Road to the west and extends in all to approximately 27 acres bounded by Hatchpond Road to the north, Fleets Corner and Nuffield Road to the south.

The Estate fronts the Fleets Corner Roundabout from which the A35 provides part dual carriageway communications westwards to Dorchester and beyond.

From Fleets Corner the A349 connects northwards to the A31 which provides dual carriageway access to the M27 and M3 motorway networks and ultimately London beyond.



PHOTO SHOWS SECOND FLOOR
FIRST FLOOR FIT OUT WILL BE THE SAME



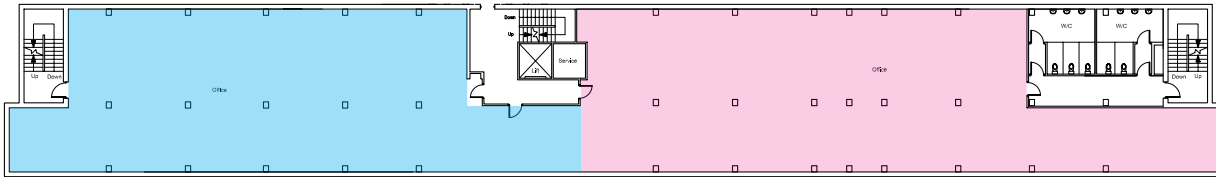
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Floorplan



First Floor North - 3,042 sq ft

First Floor South - 3,554 sq ft

Description

Waterloo House forms part of Fleets Corner Business Park and benefits from extensive frontage to the A349 Waterloo Road. A new Starbucks has just opened at the front of the site.

The building is arranged over 3 storeys and is accessed from a communal entrance on the ground floor where there is a communal reception leading to a core with one lift and stairs, providing access to the upper floors. Communal cloakroom facilities are also provided within the core.

Parking

The building offers an excellent parking ratio of 1 space per 220 sq ft.

First floor South	16 car spaces
First floor North	14 car spaces

Summary of Accommodation

	Sq m	Sq ft
First floor South	330	3,554
First floor North	283	3,042
Total	613	6,596

Specification

The floor is undergoing refurbishment and will include the following:

- New windows
- New carpets
- New lighting
- New ceilings
- Redecorated throughout
- New radiators
- The landlord will also refurbish the communal areas





Lease

The suites are available to let by way of new full repairing insuring leases for negotiable terms, incorporating upwards only, open market rent reviews.

Rent

£12.50 per sq ft exclusive of rates, VAT, service charge, insurance premium and all other outgoings.

Service Charge

A service charge is payable in respect of the upkeep and maintenance of the estate and also in respect of the maintenance, repair and upkeep of the common parts of Fleetsbridge House. Further information is available upon request.

Rateable Values

To be reassessed.

EPC Rating

The existing rating is D78. Following the refurbishment of the offices, a new Energy Performance Certificate will be produced.

Legal Costs

As is customary, an incoming tenant is to be responsible for the landlord's reasonable legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

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Viewing

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



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Ben Duly

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CBRE

+44 (0)23 8033 8811

www.cbre.co.uk

Emma Lockey

emma.lockey@cbre.com

02380 206312

References

The landlord will require acceptable tenant references and for which Goadsby and CBRE will make a non-refundable reference charge of £50. This does not form part of a contract nor constitute a deposit and does not guarantee acceptance by the landlord.

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.



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