

## TO LET

AVAILABLE INDIVIDUALLY OR COMBINED

## MODERN INDUSTRIAL/ WAREHOUSE UNITS

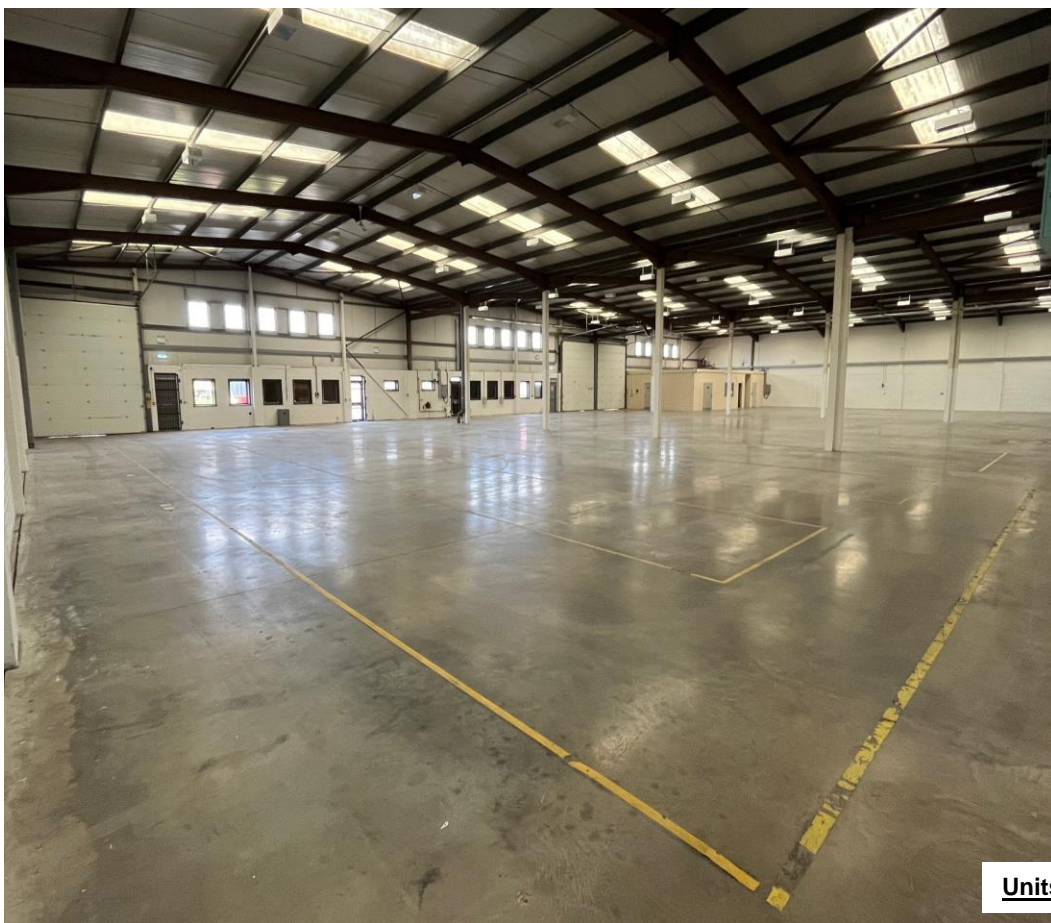
Units 5, 6 & 7  
Fleets Industrial Estate  
Willis Way  
Poole BH15 3SU

5,900 sq ft / 11,800 / 17,830 sq ft  
Approx gross internal areas\*

Rent from £9 psf + vat per annum exclusive







Units 5, 6 & 7

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.

Reference: SJT/10146

## LOCATION

Willis Way has almost direct egress to the A350 Holes Bay Relief Road via Broadstone Way. The A350 provides excellent communications towards Dorchester and beyond via the A35. Willis Way also connects with the B3068 Fleets Lane which joins with the main Fleetsbridge Interchange with communications north eastwards to the A31 via the A3049 / A348, which ultimately connects to the M27 / M3 motorway networks.

## DESCRIPTION

The property comprises terraced industrial / warehouse premises currently arranged in 3 bays without party walls. The property is constructed of brick / block lower elevations with steel cladding above and a steel portal frame supporting a pitched steel clad insulated roof incorporating translucent daylight panels. The premises are available as a whole or individual bays (subject to construction of party walls / wcs)  
Features include:-

- \* Personnel entrance door
- \* Block built managers office / store (Unit 5)
- \* WC facilities (to be constructed)
- \* Teapoint / welfare room (Unit 5)
- \* Double glazed windows at ground and 1<sup>st</sup> floor
- \* Concrete floor
- \* Sectional up and over loading door measuring 3.6m wide x 4.85 m high
- \* Internal eaves height approx 6m
- \* Concrete loading apron
- \* Forecourt and allocated Estate car parking.

## BUSINESS RATES (source: [www.voa.gov.uk](http://www.voa.gov.uk))

Units 5-7 (as a whole) Rateable Value: £121,000 (1 April 2023)

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## ACCOMMODATION

The units are available individually or combined subject to construction of party walls and wcs.

Unit 5	5,900 sq ft	548 sq m
Unit 6	5,900 sq ft	548 sq m
Unit 7	5,900 sq ft	548 sq m
Units 5-7	17,830 sq ft	1,656 sq m

\*Exact floor areas to be confirmed following construction of party walls.

Areas approximate on a gross internal basis

## PLANNING

In accordance with our normal practice we advise all interested parties to make their own enquiries through the Planning Department of BCP Council (Tel 01202 123 321) in connection with their own proposed use of the property.

## SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

## TENURE

The property is available to let as a whole or combination of individual units on new full repairing and insuring leases for a term to be agreed incorporating upward only open market rent reviews.

## RENT

**From £9 psf (as a whole) plus VAT per annum exclusive.**

The rent is exclusive of business rates, VAT, insurance, service charge, utilities and all other outgoings.

## LEGAL COSTS

As is customary, the ingoing tenant will be responsible for our clients reasonable legal costs incurred in the preparation and completion of the legal documentation.

## ENERGY PERFORMANCE CERTIFICATE

Units 5-7 (as a whole) Assessment - Band D (91)  
The full EPC and recommendations report are available on request.

## SERVICE CHARGE

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

## ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.







**Unit 7**

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## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-

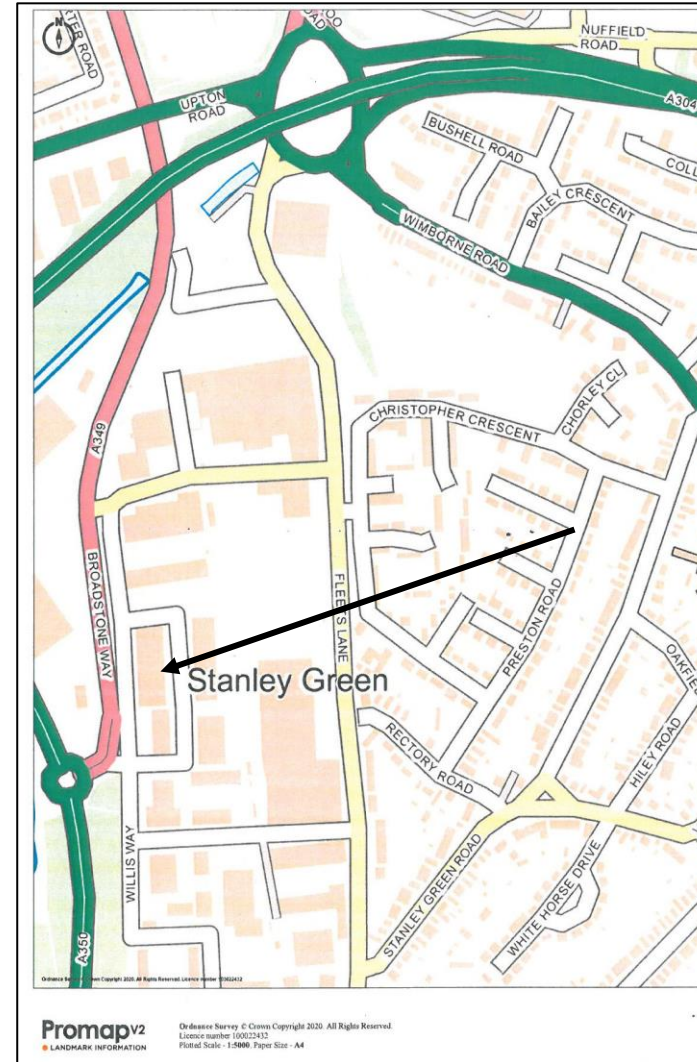


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## CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)



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