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# To Let

**Unit 4, Broadstone Trade Centre, Holyrood Close, Poole, Dorset, BH17 7AE** 2,197 sq ft (204.11 sq m) GEA

- 6-8m to Eaves
- 3 Phase Pwer Supply
- Electrically Operated Loading Doors
- 30KN Per sq m Floor Loading
- First Floor Office



#### Location

Broadstone Way Trade Centre in Poole is located in a highly prominent location fronting Broadstone Way (A349). The Trade Centre is approximately two miles to the north of Poole town centre.

Broadstone Way is a main local distributor route linking with the Holes Bay Road dual carriageway (A350) and provides good communications within the South East Dorset conurbation and with other main centres. The site is adjacent to a Makro Store, a Premier Lodge Hotel, Arena Enterprise Centre and a range of other commercial uses.

#### Specification

The unit is a modern industrial warehouse and comprises of steel portal frame construction with profile metal sheet clad elevations beneath pitched profile metal sheet covered roofs. The unit has one ground level loading doors which is 6-8m high. The unit benefits from 3 phase power, 30kn per sq m floor loading, electrically operated loading doors and WCs.

#### Legal Costs

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

#### Terms

The units are available on new full repairing and insuring leases incorporating upward only open market rent reviews every 3 years.

#### Viewings

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

#### Planning

B1(c)/2/8 with up to 10% ancillary trade sales.

#### Description

#### Accomodation

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:-

Unit	sq ft	sq m
Unit 4	2197	204

#### VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax.

#### EPC

Available upon request.

#### Rent

On application

#### **Business Rates**

Rates Payable (2017/2018): £52,690 per annum (based upon Rateable Value: £110,000 and UBR: 47.9p)

£110,000 - Combined assessment for units 4, 5 & 6 (from 1.4.17)

#### Service Charge

A service charge is payable to ensure that Broadstone Trade Centre is maintained to a high standard. Full details are available from the agents.



#### Contacts

## JLL

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### JLL

Simon Woodruff simon.woodruff@eu.jll.com

#### Goadsby & Harding

Chris Wilson 01202550112 chris.wilson@goadsby.com

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.

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INTERIORS OUTSIDE

FURNISHINGS

LI/NG AT HOME

LIGHTS

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CARPETS

GREENER

TECHNOLOGY

MODERN TRADE COUNTER/INDUSTRI 2,197/



# SUMMARY

- AVAILABLE SEPARATELY OR AS A WHOLE
- INTERNAL EAVES HEIGHT 6.85M (UNIT 4) & 8.5M (UNITS 5 & 6)
- UP TO 10% ANCILLARY TRADE SALES





#### Location

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Location Map		Streetviev		

#### Specification

The premises benefit from the following specification:

- Profiled steel/microrib steel cladding
- Steel clad insulated roofs incorporating daylight panels
- 6.85/8.5m eaves height available
- 30kn per sq m floor loading 3 phase electricity, gas & telecom
- Sectional up and over loading doors to Units 5 & 6
- Roller shutter loading door to Unit 4
- Concrete ground floor Allocated car parking

Summary of Accommodation	Sq m	Sq ft
Unit 4 Ground Floor	204	2,197
Unit 5 Ground Floor	373	4,015
Unit 6 Ground Floor	374	4,027

Total GEA approx.

Planning

B1(c)/2/8 with up to 10% ancillary trade sales.

Availability

November 2017.

Lease

The units are available on new full repairing and insuring leases incorporating upward only open market rent reviews every 3 years.

#### Rent

#### On application.

Service Charge

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

#### **Rateable Value**

£110,000 - Combined assessment for units 4, 5 & 6 (from 1.4.17)

#### EPC Rating

Units 4-6: C - 69 (Combined Assessment)

#### Legal Costs

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

#### VAT

951 10,239

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.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contrac no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themsel rvices, plant or equipment



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