

# 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





**BUSINESS SPACE**



**UNITS 4-6 BROADSTONE WA**  
HOLYROOD C

MODERN TRADE COUNTER/INDUSTRIAL  
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

UNIT 4





**LOCATION MAP & TRADE CENTRE PLAN**

## 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.

[Location Map](#)

[Streetview](#)

## 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
<b>Total GEA approx.</b>	<b>951</b>	<b>10,239</b>

## Planning

BI(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

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 contract. No time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as to the accuracy of the information provided. Services, plant or equipment are not included in the sale.



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