

HIGH QUALITY COMMERCIAL UNIT

23 Glenmore Business Park
Holton Heath
Poole
BH16 6NL

FOR SALE

GF
ALARMS

THOMAS
& CO
INSURANCE BROKERS

111 SqM (1,195 SqFt)

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DESCRIPTION

Having been significantly improved upon since it's original construction, the premises consist of a modern, end-terrace industrial/business unit.

The property is formed of steel portal frame construction with brick/blockwork elevations beneath steel clad, insulated upper elevations and roof.

Access is provided by means of a pedestrian door and electrically operated roller shutter door, with security shutter to the front.

Internally, the unit includes first floor office accommodation whilst retaining a 3 metre working space below.

Internal eaves height is approximately 6 metres.

All mains services are provided, including 3-phase electricity.

Further benefits include:

- Gas fired central heating
- Keypad Door Entry
- Disabled WC
- Allocated Parking
- Electric Loading Door
- Fire & Burglar Alarms

LOCATION

Glenmore Business Park is located on the popular Holton Heath Estate, situated to the west of Poole on the A351 Wareham Road. Ideally placed in close proximity to the major road networks to the West as well as the A35 and the motorway networks beyond.

TENURE

The property is available to purchase freehold

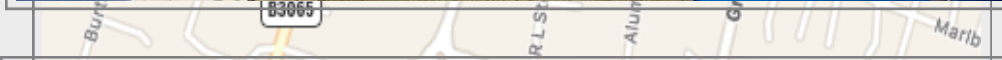
PRICE

£185,000 + VAT

PLANNING

We understand that the unit has planning consent for Class E Commercial, Business & Service

In accordance with our usual practice, however, all interested parties are encouraged to contact Poole Borough Council, planning department (01202 123321) with respect to the authorised use of the property and their proposed use.



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BUSINESS RATES

Rateable value is currently £10,500

The Government has doubled Small Business Rate Relief. Eligible occupiers may benefit from having a significantly reduced liability for Uniform Business Rates (up to 100% relief where properties have a rateable value of £12,000 or less) during this period. Applicants must check their eligibility and entitlement to any related benefits with the relevant Local Authority.

Interested parties are advised to obtain confirmation of the rateable value and rates payable from the local authority.

For more information visit:

<https://www.gov.uk/introduction-to-business-rates>

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.



LEGAL COSTS

Each party to bear their own.

MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/buyer prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.

IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract.



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Arrange a viewing today

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