

42 Glenmore Business Park  
Holton Heath  
Poole  
BH16 6NL



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## DESCRIPTION

Having been significantly improved upon since its 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 an electrically operated roller shutter door.

Internally, the unit has been configured as offices but can revert back to light industrial/storage use.

The property includes high-quality first-floor office accommodation whilst retaining full-height loading/production space of approximately six metres to the front.

A brand-new PV system has been installed on the roof and all mains services are provided, including three-phase electricity.

Further benefits include:

- Disabled WC
- Allocated parking
- Gas-fired central heating

## 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 premises are available to rent by means of a new FRI lease for a term to be agreed.

## RENT

£18,000 per annum exclusive of VAT business rates and insurance.

## 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

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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 is 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.

## EPC

Rating of 118 E but to be assessed now PV on roof.



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Arrange a viewing today

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