

11b Compton Business Park
Poole
BH12 4NT



236 Sq.M. (2,541 Sq.Ft.)

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DESCRIPTION

The end-terrace industrial premises has a pitched steel-clad roof with daylight panels over a steel portal frame. Elevations are formed of brick and blockwork to lower levels, with composite, insulated panels at upper levels.

The floor is power-floated concrete with internal eaves heights of approximately 6.35m and a ridge height of approximately 7.35m. There is a sectional up-and-over loading door, three-phase electricity, gas, low-bay lights, and fire and security alarms.

The ground floor has been left open-plan with a toilet and kitchen located to the front

Externally there is a concrete forecourt for parking and loading.

LOCATION

Compton Business Park is located at the end of Thrush Road, which is accessed from Broom Road, which in turn connects to the A348 Ringwood Road via Mannings Heath Road. The site provides easy access to both Poole and Bournemouth as well as the major road networks beyond. Poole Town Centre lies approximately 4 miles to the west, and Bournemouth Town Centre is approximately 4.2 miles to the east.

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TENURE

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

RENT

£30,000 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 BCP, planning department (01202123321) authorised use of the property and their proposed use.

LOCAL AUTHORITY

BCP Council - 01202 123456

BUSINESS RATES

Rateable value is currently £23,250

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.

EPC

To be Confirmed





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