

8 Compton Business Park
Poole
BH12 4FJ

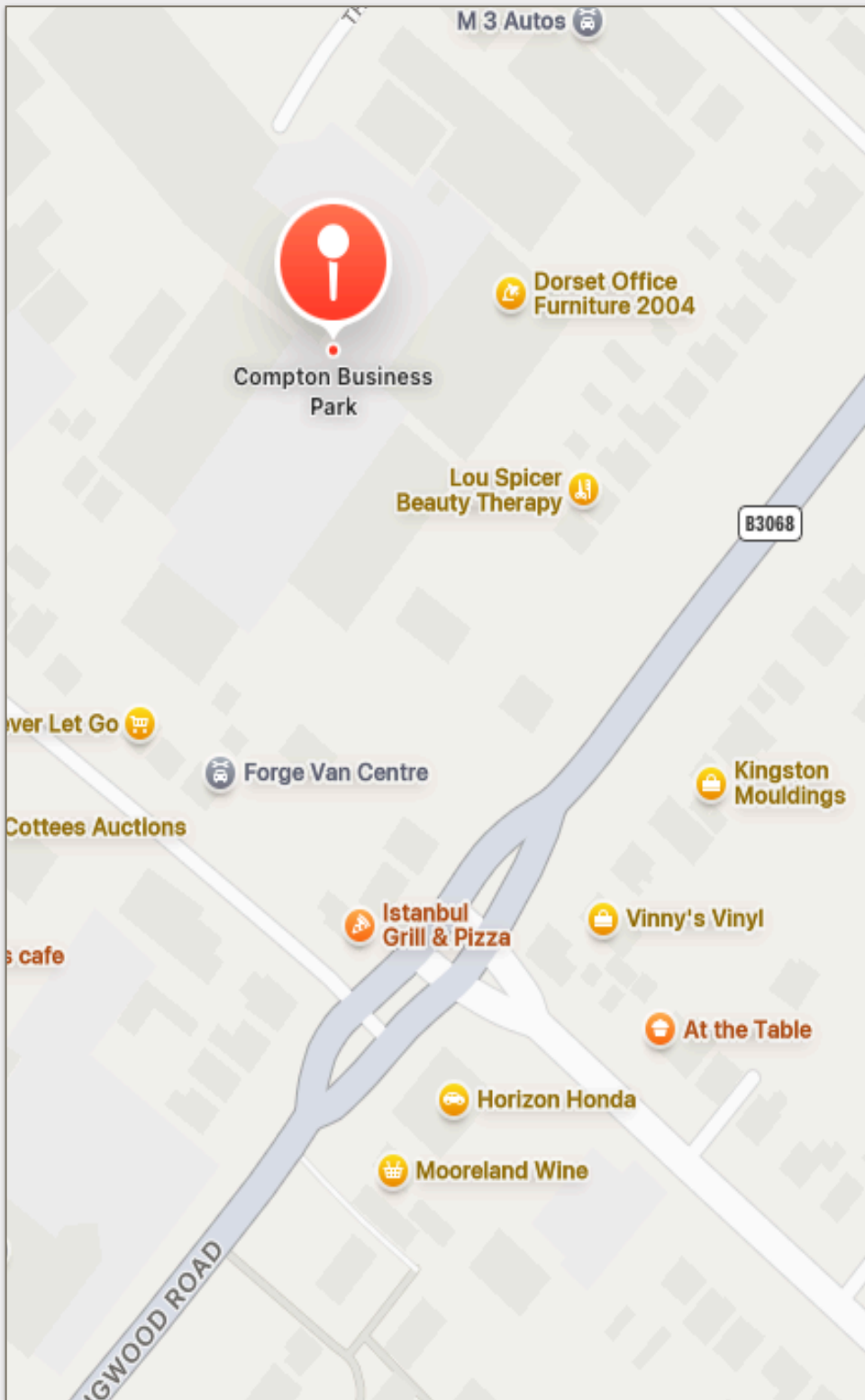


350 Sq.M. (3,766 Sq.Ft.)

Plus

Mezzanine 106 Sq.M. (1,141 Sq.Ft.)

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DESCRIPTION

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

The ground floor is largely open-plan with male and female toilets and kitchen located to the rear.

The first floor provides office space and access to the mezzanine floor. This area is fully carpeted with suspended ceilings incorporating lightin and Gas-fired central heating.

Externally, there is a secure, concrete forecourt for parking and loading.

Ground Floor	276.84 Sq.M (3,000 Sq.Ft.)
First Floor	71.14 Sq.M. (766 Sq.Ft.)
Mezzanine	106.10 Sq.M. (1,141 Sq.Ft.)
Total	455.8 Sq.M. (4,907 Sq.Ft.)

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

£50,000 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 £34,000

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

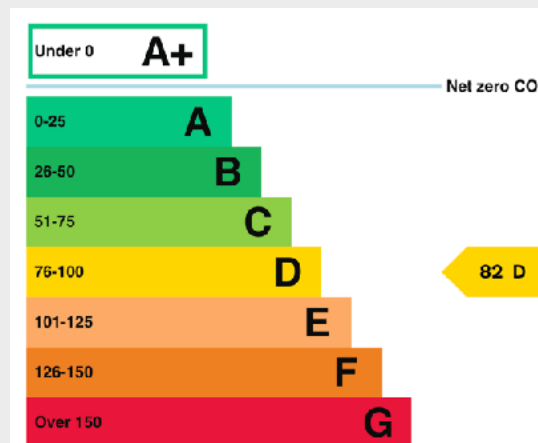
Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/buyer prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.

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



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