

UNIT 1B:
1,124 sq.ft (104.4 sq.m)

UNIT 1A NOW UNDER OFFER

TO LET - SPLIT UNIT

M UNIT 1B

///drips.speech.sling

Canford Heath
Poole, Dorset
BH17 9DW

Local Occupiers Include

Barnardos
EVERY CHILDHOOD LASTS A LIFETIME

Sizzling PUB & GRILL

ASDA

CANFORD HEATH

UNIT 1B

DESCRIPTION
Unit 1 has been divided to create two self-contained ground floor units, now known as Unit 1A and Unit 1B. Each unit benefits from open-plan accommodation together with its own kitchenette and WC facilities, providing flexible space suitable for a variety of occupiers.

Canford Heath is a neighbourhood shopping centre anchored by a large Asda supermarket and the popular Haymoor Public House. There is a large car park to the front and ample servicing to the rear. The site which is approximately 2 miles north of Poole town centre also benefits from a petrol filling station.

AREA
Unit 1B: 1,124.28 sq.ft (104.4 sq.m)

RENT
Unit 1B: £29,500 per annum + VAT

RATES
Rateable Value: To be reassessed.

SERVICE CHARGE & INSURANCE
Service Charge: £1,984 per annum + VAT

Insurance: £750 per annum + VAT

SERVICES
The unit has electricity connected.

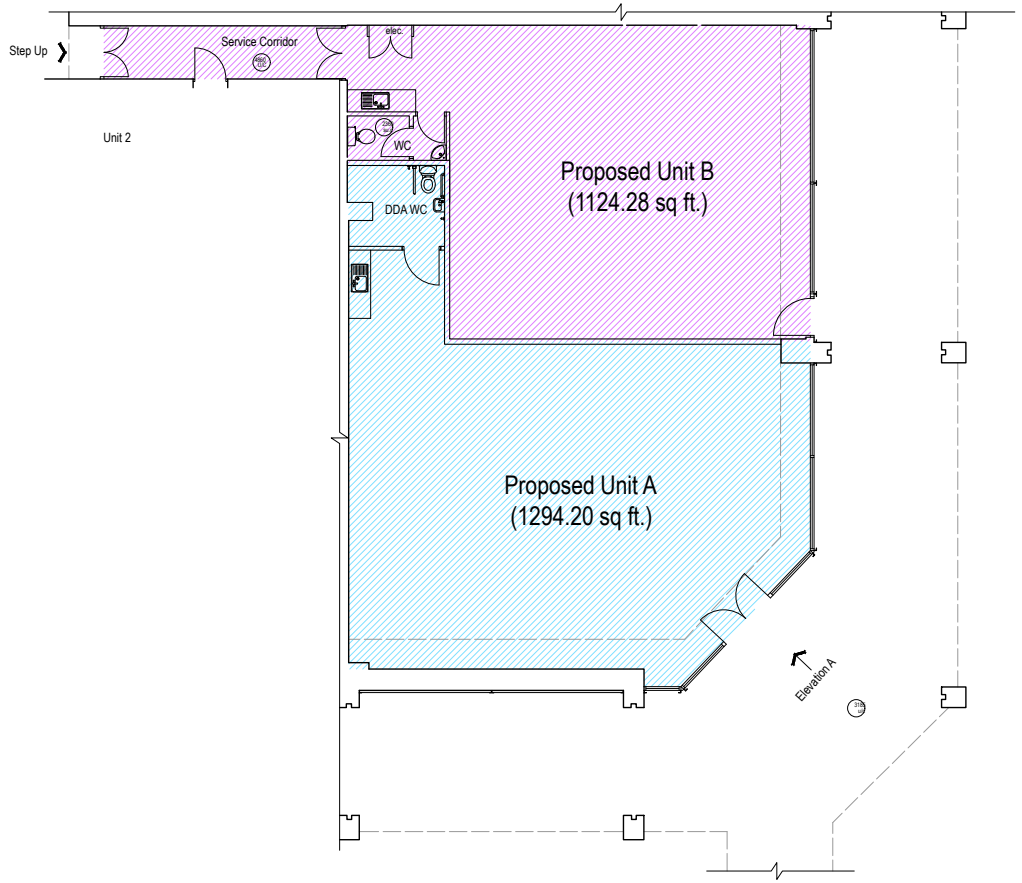
ENERGY PERFORMANCE
EPC: C. Further information available upon request.

PLANNING
Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS
Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT
VAT is payable on all sums due to the landlord under the terms of the lease.

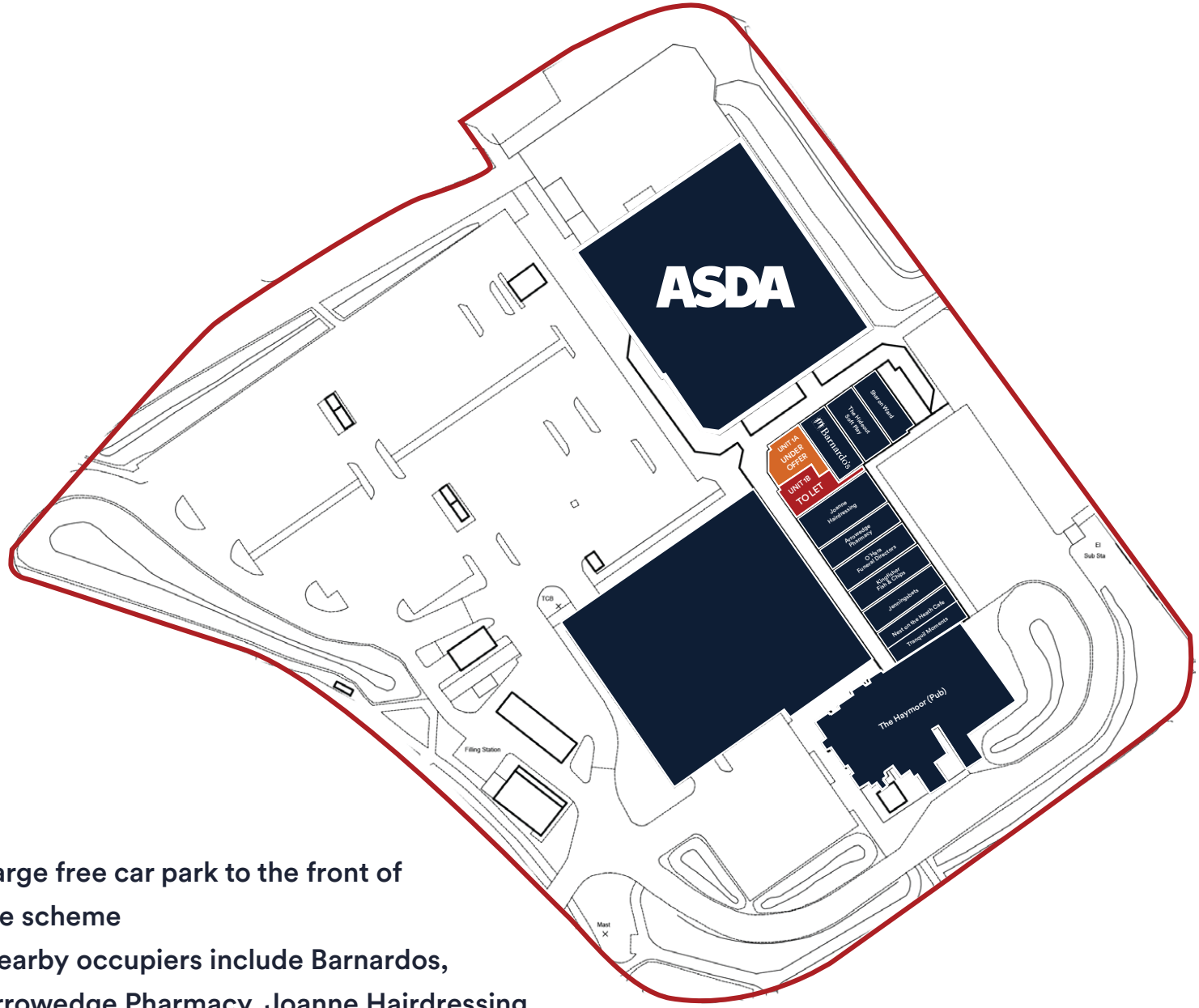
FLOOR PLAN



Ground Floor Plan - 2418.47 sq ft. (224.68 sqm.)

CANFORD HEATH

SITE PLAN



- Large free car park to the front of the scheme
- Nearby occupiers include Barnardos, Arrowedge Pharmacy, Joanne Hairdressing

14,591 sq.ft
Total development

14
Retail units on site

100+
Free Parking Spaces (first two hours)

ASDA
Anchored by Asda supermarket









SERVICES

16 EV Chargers on site

Parcel Delivery Lockers

100+ Parking Spaces
plus additional staff parking and delivery areas

Free Onsite Parking
(first two hours)

mcoreproperty.com

M®Core
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Viewing Strictly via prior appointment with the appointed agents:

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