

# TAVIS HOUSE BUSINESS CENTRE POOLE

READY FOR OCCUPATION Q4 2024



**38,100 - 88,100 SQ FT**  
**INDUSTRIAL/WAREHOUSE UNITS**  
**BH15 3BP**



**UNITS FROM  
38,100 SQ FT  
TO 88,100 SQ FT**



**TAVIS HOUSE BUSINESS CENTRE, IS A HIGH BAY INDUSTRIAL / WAREHOUSE DEVELOPMENT, AVAILABLE Q4 2024.**



45 kN/m2  
Floor Loading



123 Car  
Parking Spaces



45m Yard  
Depth



EV Charging  
Points



BREEAM  
Excellent



Planning for E(g)(iii),  
B2 and B8



Sustainably Sourced  
Construction Materials



Solar PV  
Roof Panels



EPC Grade A



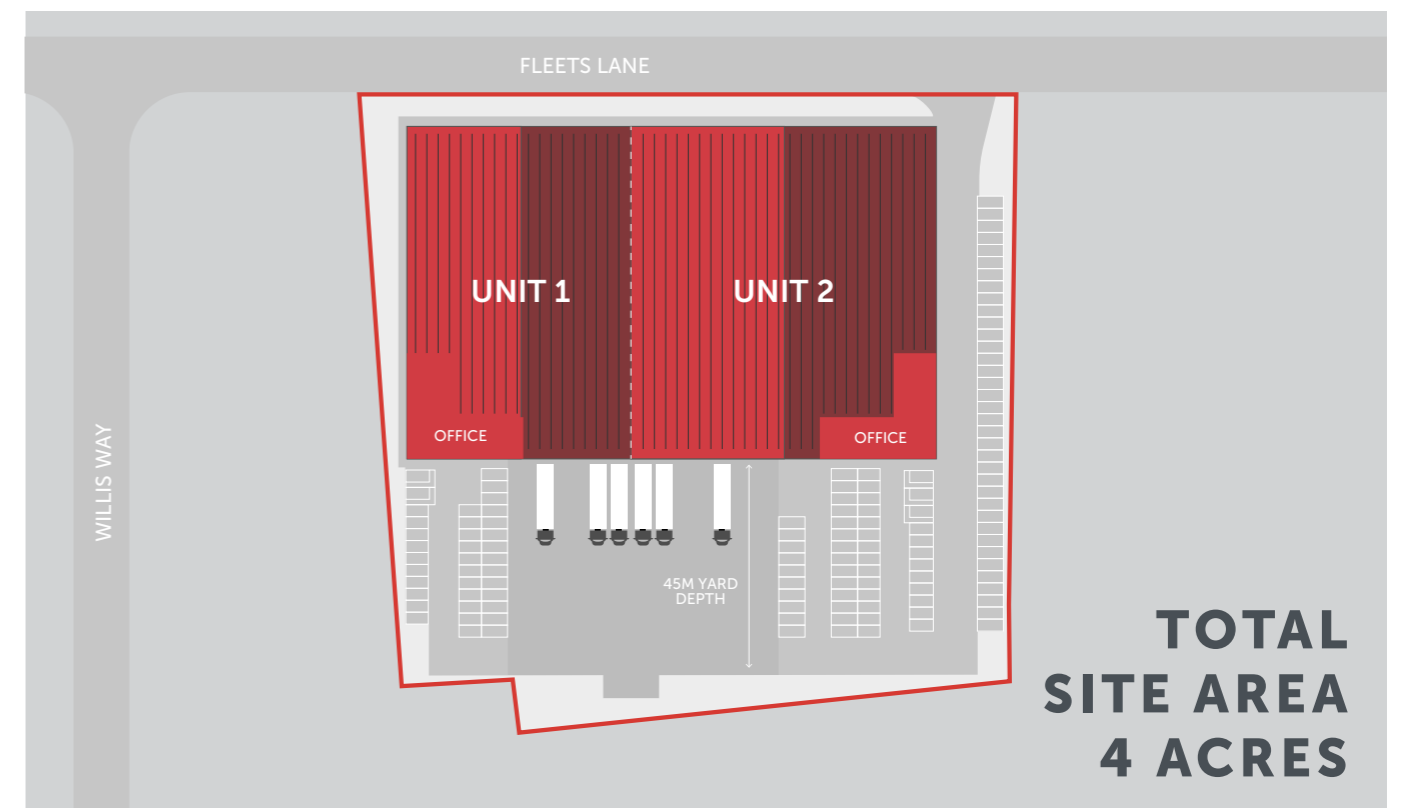
9m Clear  
Internal Height



Secure Yard

## ACCOMMODATION

UNIT 1	SQ FT	UNIT 2	SQ FT
INDUSTRIAL WAREHOUSE	46,700	INDUSTRIAL WAREHOUSE	34,800
FIRST FLOOR OFFICES	3,300	FIRST FLOOR OFFICES	3,300
<b>TOTAL (GEA)</b>	<b>50,000</b>	<b>TOTAL (GEA)</b>	<b>38,100</b>



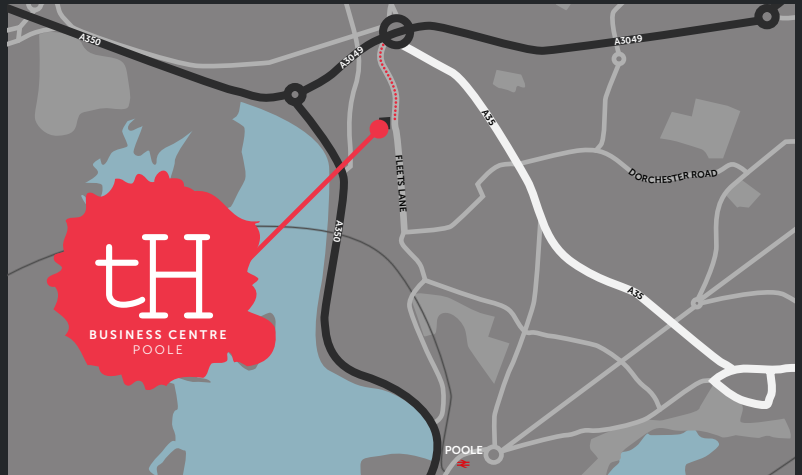
**TOTAL  
SITE AREA  
4 ACRES**

# PRIME LAST MILE LOCATION

Tavis House Poole is excellently positioned in the heart of a well established industrial and distribution location serving Poole and the wider region. Poole benefits from strong links to the A35 and the A3049 to the east which provides access to Junction 1 of the M27 via the A348 and A31.

Situated on Fleets Lane at the former Sealed Air site, Tavis House Poole will offer two high quality industrial / warehouse units.

Poole Town Centre and Poole Station are located 1 mile to the south. The train station provides direct access to London Waterloo in just over 2 hours.



A35	3 MINUTES
A31	10 MINUTES
M27 JUNCTION 1	35 MINUTES
M3 JUNCTION 14	38 MINUTES



POOLE	5 MINUTES
BOURNEMOUTH	16 MINUTES
SOUTHAMPTON	45 MINUTES
LONDON	2 HOURS



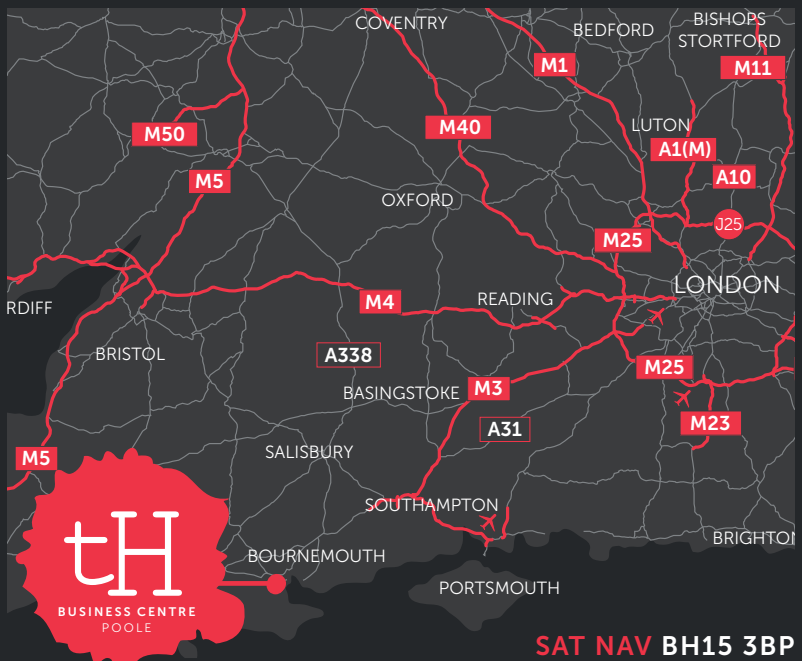
POOLE TRAIN STATION	5 MINUTES
BOURNEMOUTH AIRPORT	18 MINUTES
SOUTHAMPTON AIRPORT	40 MINUTES
HEATHROW AIRPORT	1 HOUR 30 MINUTES

## TERMS

The units are available to let on Full Repairing and Insuring leases. Rent on application.

## BUSINESS RATES

Interested parties are advised to make their own enquiries with the local rating authority to confirm the rates assessment.



**SAT NAV BH15 3BP**

## CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends use of professional advice from a surveyor or solicitor before agreeing or signing a Business Tenancy/ Lease Agreement. The Code is available upon request.



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**TAVISHOUSEPROPERTIES.COM**

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