



THE
WATERFRONT
POOLE, DORSET

TO LET NEW COMMERCIAL UNIT WITH WATERSIDE FRONTAGE

Unit - 04

Estar House - The Waterfront
Twin Sails Bridge Approach, BH15

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Summary

- Prime location at The Waterfront in Poole having views towards Twin Sails Bridge, Upton Lake and Holes Bay.
- Approximately 201 sq m (2,165.55 sq ft) and 20 sq m (215 sq ft of storage).
- Under construction unit forming part of a Contemporary mixed-use development with 291 residential units and 4 separate commercial units.
- Suitable for a range of commercial uses falling within Class E, including cafe, restaurant, retail or leisure uses (alternative uses can be considered).
- Potential space for external seating at the water facing frontage (via separate licenses).



LOCATION

The Waterfront

Nestled at West Quay Harbour with captivating views of Upton Lake and the iconic Twin Sails Bridge, The Waterfront introduces a collection of exceptional one, two and three bedroom homes complemented by exclusive communal facilities.

Situated in Poole, renowned for possessing the world's second largest natural harbour and boasting 15 miles of award-winning golden sandy beaches, a vibrant quayside, and a charming historic old town, The Waterfront effortlessly merges accessibility and luxury.

Boasting a prime location within walking distance of Poole's town centre, the quayside, train station, and a bus station right outside the development, The Waterfront provides easy connections to the wider area.

Beyond its architectural appeal, the development contributes to the community by establishing a public link between the town centre and the Southwest, as well as Holes Bay Nature Park to the Northwest. The creation of a new promenade enhances public access to the quayside, solidifying The Waterfront as a distinguished destination in Poole.



DESCRIPTION

The property comprises a ground floor unit in a prime waterfront position adjacent to the Twin Sails Bridge. The premises is located in Estar House with a prominent corner position and is configured as an open plan unit located on an elevated podium level overlooking the promenade and with views over Upton Lake and the iconic Twin Sails Bridge.

The property incorporates window and door glazing and is in a shell condition ready for an incoming tenants fit out works with capped utility points.

Floor area	2,165.55 sq ft	201 sq m
Storage	215 sq ft	20 sq m

TENURE

The property is available by way of a new effective full repairing and insuring lease for a term to be agreed

RENT

£40,000 per annum exclusive.

Rent is exclusive of business rates, buildings insurance, service charge and VAT.



CGI for illustrative purposes



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BUSINESS RATES

The property is to be assessed for Business Rates.

The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually. Interested parties are therefore encouraged to contact the Local Rating Authority directly.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC can be available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

PLANNING

We understand the property has the benefit of a Planning Consent for uses falling within Class E, within the Town & County Planning (Use Classes) Order 1987 as amended.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed.

VIEWING

Strictly by appointment with the Sole Agents:



Sibbett Gregory

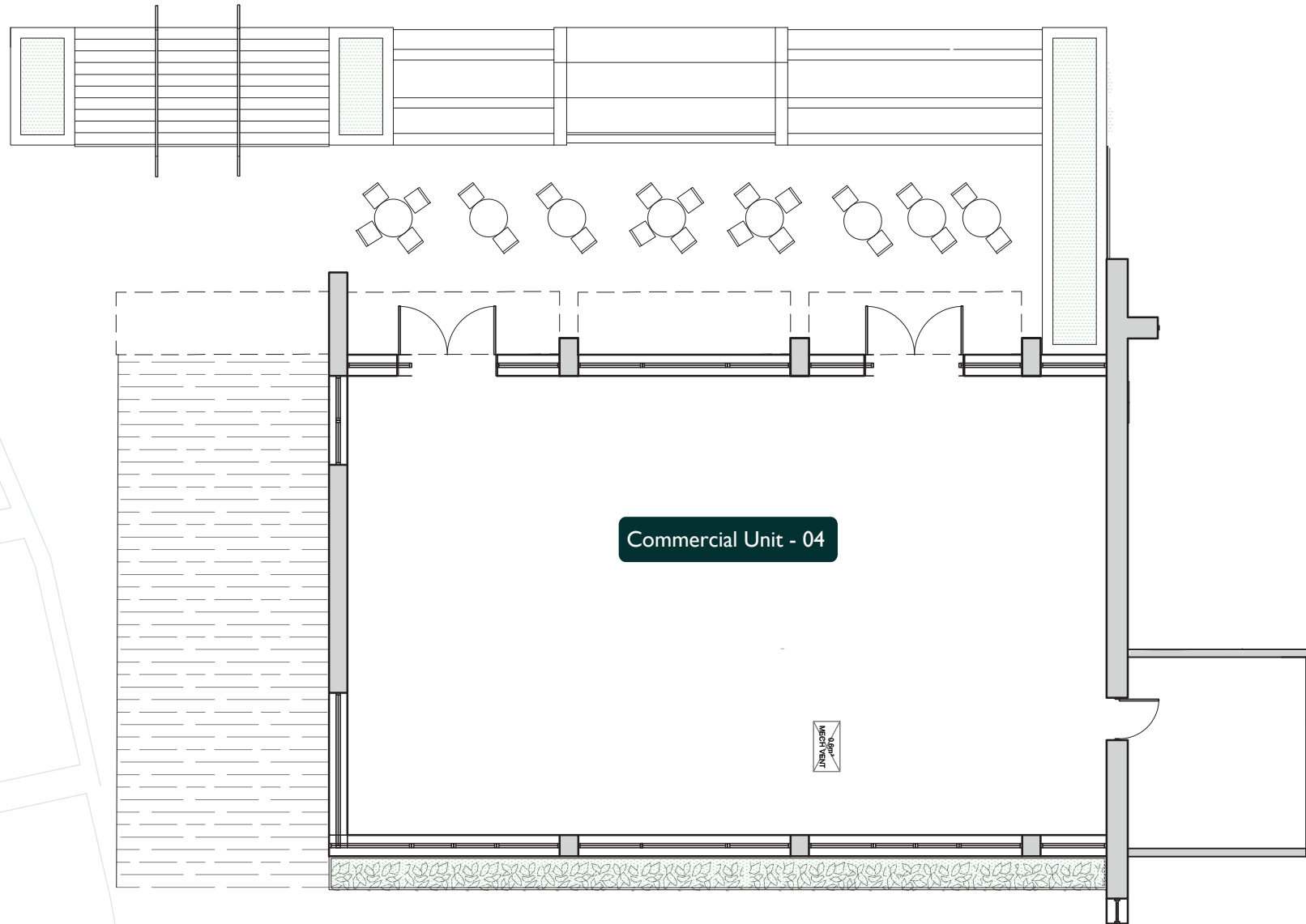
Joe Lee

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joe@sibbettgregory.com



The Waterfront Masterplan



- Note**
- Awning for visual purposes only; to be provided by tenant and to be floor mounted.
 - Kitchen waste drainage will require a grease interceptor to be provided by the tenant (if applicable).



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