To Let

Modern Warehouse / Trade Unit
TO BE REFURBISHED

- Subject to Refurbishment
- Internal eaves height 7.5m
- 3 electronically activated loading doors
- Micro rib/profiled steel cladding
- 3 phase electricity and gas
- Fitted Offices

Unit E

Fleets Corner Business Park, Poole, BH17 0LA

19,131 sq ft

1,777.33 sq m

Reference: #350891

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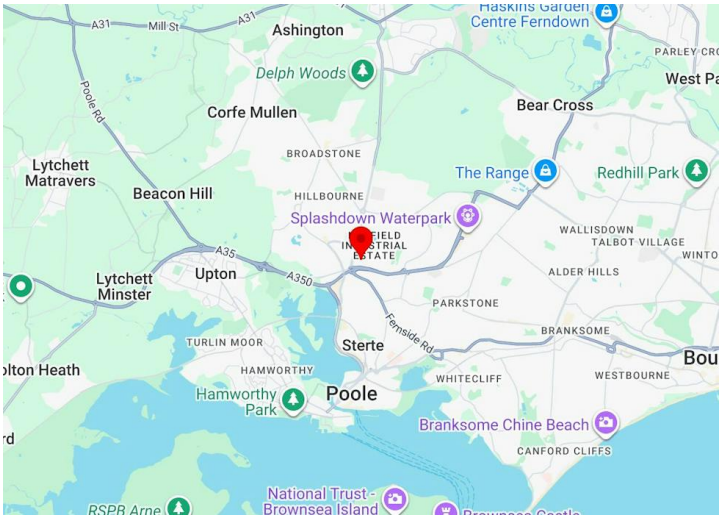

Summary

Available Size	19,131 sq ft / 1,777.33 sq m
Rent	Rent on application
Service Charge	£0.70 per sq ft
EPC	B

Description

Unit E Fleets Corner Business Park provides a semi-detached industrial unit of steel portal frame construction which is due of refurbishment, including a new roof.

The demise benefits from a minimum clear internal height of 5.78m, 3 phase-power, gas access and 3 electronically activated loading doors.

There is an existing office and amenities provision within the unit including office space and a kitchenette.

Externally, there is 26 car parking spaces allocated on the units Eastern-most side.

Location

Fleets Corner is a very prominent and well-established estate within the Poole/Bournemouth industrial market, assisted by the occupier Lush who are a high-profile business within Poole and main occupier of the estate.

- Strategically located prime commercial business park
- Prominent site at the front of the Nuffield Industrial Estate
- Profile to the A3049 dual carriageway
- Mainline railway connections from Poole to London Waterloo, fastest journey times of just over 2 hours

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Unit E	19,131	1,777.33	Coming Soon
Total	**19,131**	**1,777.33**	

Terms

A new FRI lease for a term to be agreed.

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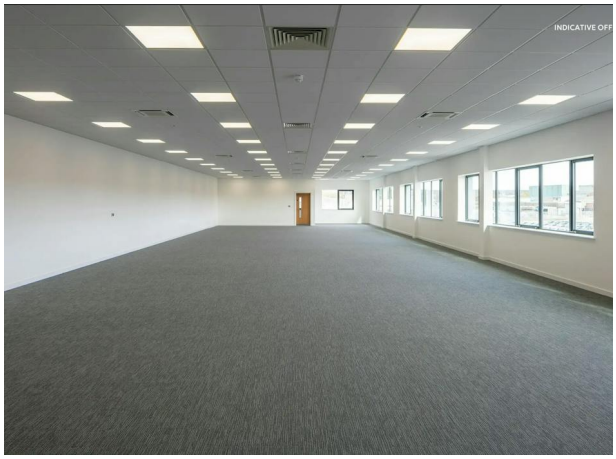
LUSH
A2
E
CGI - INDICATIVE NEW ROOF