# To Let

## Modern Warehouse / Trade Unit
## TO BE REFURBISHED

- Clear internal height 5.78m
- 2 electronically activated loading doors
- Micro rib/profiled steel cladding
- 3 phase electricity and gas
- Fitted Offices

### Unit F

Fleets Corner Business Park, Waterloo Road,
Poole, BH17 0LA

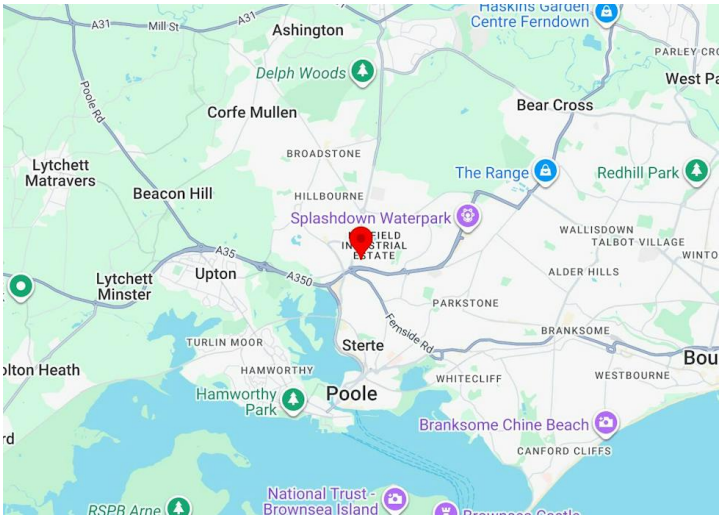
**18,965 sq ft**

1,761.91 sq m

**Reference: #350901**

# Unit F

**Fleets Corner Business Park, Waterloo Road, Poole, BH17 0LA**




## Summary

| | |
|---|---|
| Available Size | 18,965 sq ft / 1,761.91 sq m |
| Rent | Rent on application |
| Service Charge | £0.70 per sq ft |
| EPC | C |

## Description

Unit F 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 2 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 F | 18,965 | 1,761.91 | Coming Soon |
| **Total** | **18,965** | **1,761.91** | |

## Terms

A new FRI lease for a term to be agreed.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CGI - INDICATIVE NEW ROOF

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