



23 Witney Road, Sabre Business Park, Poole, BH17 0GJ

INDUSTRIAL TRADE COUNTER WAREHOUSE AVAILABLE NOW  
7,447 SQ. FT PLUS 1,957 SQ. FT MEZZANINE

**NEWMARK**

## LOCATION

The property is located on Sabre Business Park, which is adjacent to the Nuffield Industrial Estate, a prime and popular industrial location in Poole. The property has excellent road links with access to Poole and Bournemouth to the south, or north towards London via A3049. The surrounding area comprises a mixture of industrial, commercial, and residential uses and is circa 3.3 miles from the centre of Poole.

## DESCRIPTION

The property comprises of a semi-detached end of terrace warehouse unit with forecourt loading and demised parking. Access to the property is via a glazed pedestrian door which leads directly into the offices and welfare facilities, there is also a separate trade counter entrance, and an electric loading door into the warehouse space. Internally there is two storey office accommodation with WC and kitchen facilities, as well as a separate trade counter area. The warehouse has 5.38m eaves rising to 7.26m at the apex, concrete slab flooring, lighting and standard roof lights, plus a mezzanine floor. The unit also benefits from a secure yard / external storage to the side.



Image copyright Google Maps



## ACCOMMODATION

— Warehouse	5,369 sq.ft.
— Ground Floor Office / Trade Counter	1,039 sq.ft.
— First Floor Office	1,039 sq.ft.
— <b>Total</b>	<b>7,447 sq.ft.</b>
— Mezzanine	1,957 sq.ft.
— <b>Total with Mezz</b>	<b>9,404 sq.ft.</b>

## SPECIFICATION

- Prominent trade counter or commercial warehouse space
- 1 loading door
- Welfare facilities
- Office accommodation.

## EPC

Available upon request.

## RENT

Current passing rent of £85,000 per annum.

## BUSINESS RATES

Available on request.

## TERMS

Existing lease expiry in August 2029 with a tenant break in August 2026. Available via assignment or sublease or a new lease may be considered by the landlord. Terms to be discussed with Newmark LLP.

## VIEWING

For further information about the building or to arrange a viewing please contact Newmark LLP.

## CONTACT

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### Lizzie Elliott

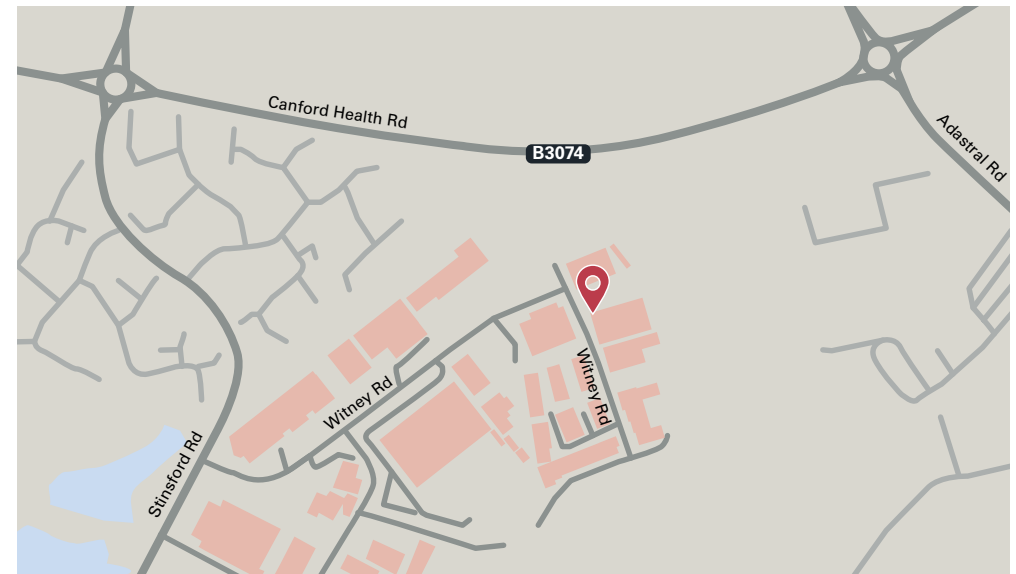
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# Contacts

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Particulars issued February 2025.