

TO LET

MODERN INDUSTRIAL/WAREHOUSE UNIT

Unit 2 Rexel Court
Franks Way
Parkstone
Poole
BH12 3LN

1,050 (97 sq m) approx. gross internal area

£16,000 + VAT per annum exclusive



LOCATION

The property forms part of a small development of industrial/warehouse units completed in 2007 fronting Franks Way which is approached from Ringwood Road (A348) via Albion Close which is the main access road for Newtown Business Park. Ringwood Road is a main route providing a direct link to Poole town centre and also via the A31 to the national motorway network.

DESCRIPTION

This end of terrace property is constructed of brick/block lower elevations with cladding above and a steel portal frame supporting a pitched roof incorporating translucent daylight panels.

Features include:-

- * Separate personnel door
- * WC facility
- * Sectional up and over loading door measuring 3m wide x 4m high
- * Concrete floor
- * Internal eaves height approx 5.5m
- * Forecourt loading and car parking

SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

BUSINESS RATES (source: www.voa.gov.uk)

Rateable Value: £11,250 (1 April 2023 to present)



TENURE

The property is available to let on a new full repairing and insuring lease for a term to be agreed incorporating upward only open market rent reviews.

RENT

£16,000 + VAT per annum exclusive

The rent quoted is exclusive of business rates, VAT, service charge, insurance premium and all other outgoings.

PLANNING

In accordance with our normal practice, we advise all interested parties to make their own enquiries through the Planning Department of BCP Council (Poole) tel: 01202 123 321 in connection with their own proposed use of the property.

LEGAL COSTS

As is customary, the ingoing tenant will be responsible for our client's reasonable legal costs incurred in the preparation and completion of the lease.

SERVICE CHARGE

The premises are subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. We would therefore urge all applicants to make further enquiries with the agents as to the service charge outgoings.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C (57).

The full EPC and recommendations report are available on request.

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-

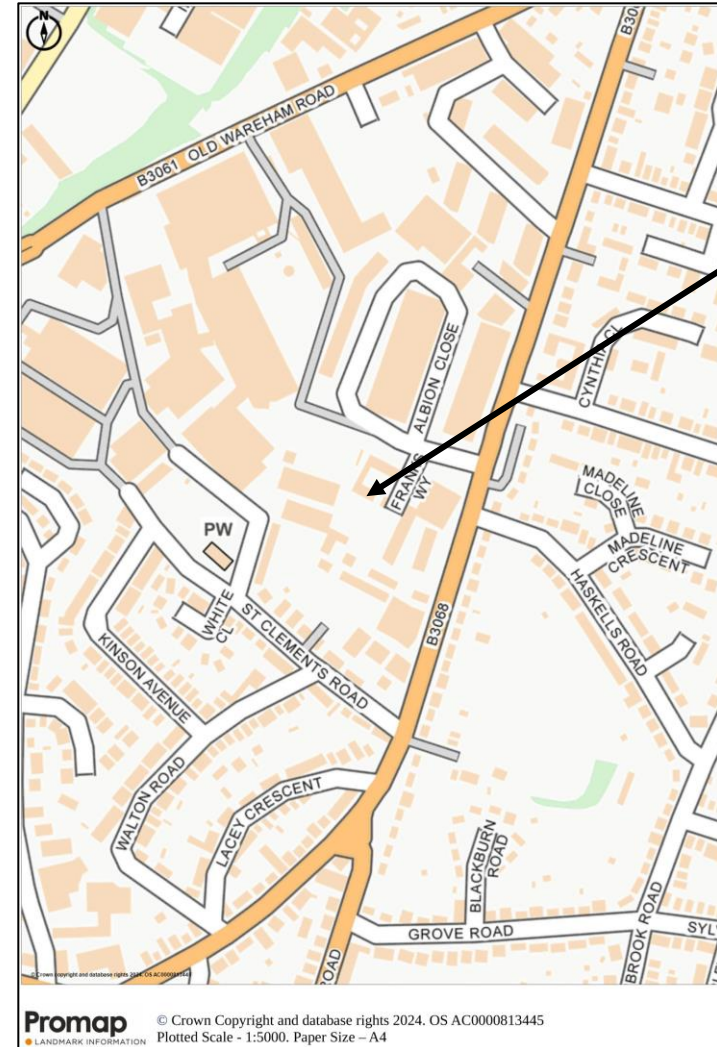


Steve Tomkins
stevet@nettsawyer.co.uk
01202 550246

CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)



THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.