



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## SUITE 105 THE GREENHOUSE MANNINGS HEATH ROAD POOLE BH12 4NQ



### Workshop and Offices TO LET

- Class B1, B8, B2 (Other uses considered)
- Prominent position
- Total area: 338 sq m - 3,642 sq ft

Arrange a viewing today

**01202 551821**

**Available on a new  
lease at  
£52,000 p.a. Plus VAT**

**[bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**

## SITUATION AND DESCRIPTION

The property is located in Mannings Heath which is a principal employment area in Poole, approx. 4 miles to the north of Poole town centre.

The property fronts Broom Road off Mannings Heath Road which provides excellent access to both A3049 Dorset Way dual carriageway which is main route through the Poole and Bournemouth conurbation.

The premises is in a prominent position on Mannings Heath Road and consist of a large ground floor workshop and office.

## ACCOMMODATION

|                |                      |                 |
|----------------|----------------------|-----------------|
| Width          | 38'2"                | (11.64m)        |
| Depth          | 72'2"                | (22m)           |
| Ceiling height | 22'3"                | (6.8m)          |
| Kitchen        | 15'4"x7'10"          | (4.69 x 2.41m)  |
| Lobby/WC       | 11'0"x13'2"          | (3.37 x 4.01m)  |
| Office         | 22'10"x27.2"         | (6.94m x 8.30m) |
|                | (maximum dimensions) |                 |

Total area: 338 sq m - 3,642 sq ft

2 WC's  
Large Roller shutter door - 3.8m high by 5.50m wide  
Parking for 9 vehicles

## EPC RATING - B

## RATEABLE VALUE - 29,250

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

## TENURE

Available on a new lease with terms to be negotiated at a rental of £52,000 per annum plus VAT.

Once a letting has been agreed, the proposed tenant will need to make a non-refundable applicant charge of £600 plus VAT

Service Charge - There will be a service charge payable in respect of the upkeep, maintenance and management of the common parts of the estate and the structure of the premises. Interested parties are urged to make further enquiries

## PLANNING

Planning consent is offices (Use Class B1, B8, B2) with other uses considered. Applicants are advised to conduct their own independent enquiries at the Local Planning Authority, BCP Council, [www.bpcouncil.gov.uk](http://www.bpcouncil.gov.uk)

## LEGAL FEES

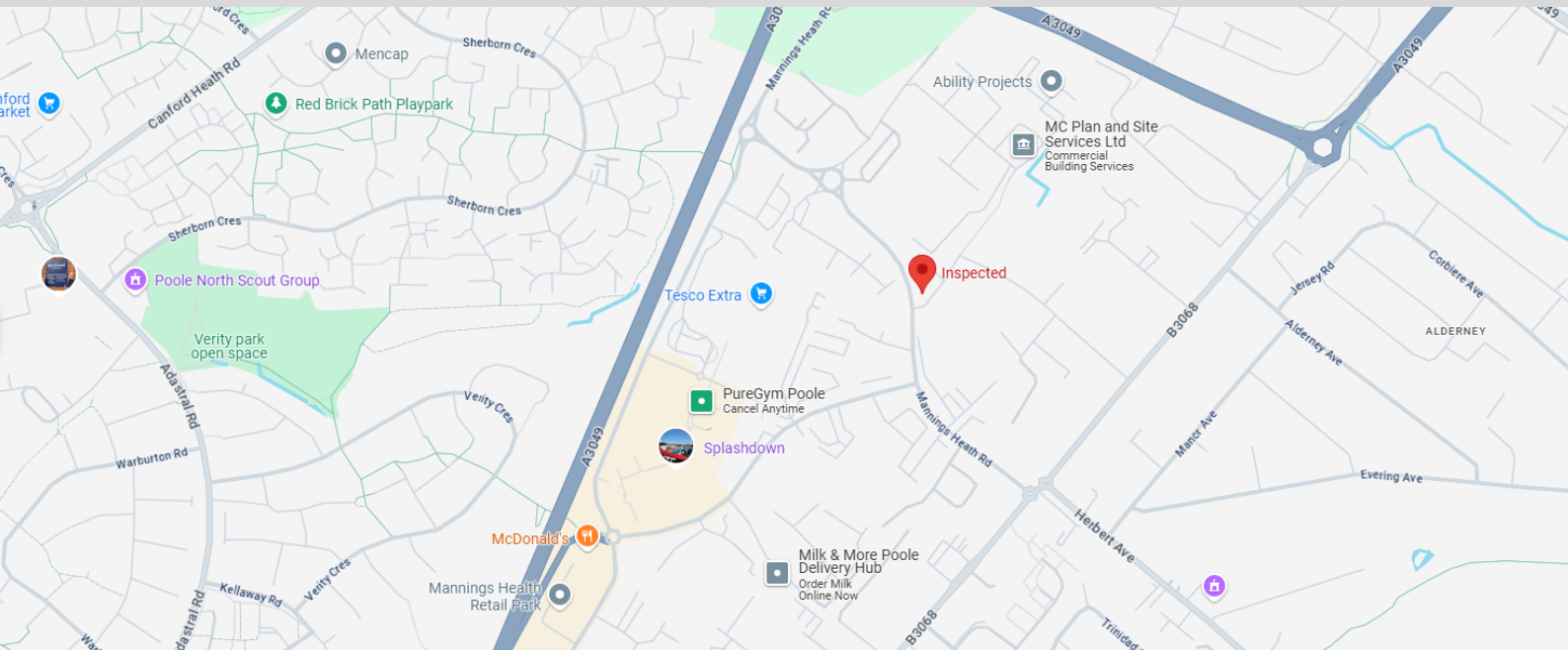
The incoming tenant will be responsible for their own legal fees.

## VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

**Tel: 01202 551821**

**Website: [www.ellis-partners.co.uk](http://www.ellis-partners.co.uk)**



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## MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

