

TO LET

MODERN INDUSTRIAL UNIT

**Unit 1
Birch Copse
Technology Road
Poole
BH17 7FH**

917 sq ft (85 sq m)
Approx. gross internal area

£13,250 + VAT per annum exclusive



LOCATION

The property is situated on Birch Copse a small development of industrial units accessed from Technology Road which connects to Cabot Lane (A349) a short distance from its junction with the Broadstone Way approximately 3 miles north of Poole town centre.

DESCRIPTION

The premises comprise a detached unit constructed of brick/block lower elevations with profiled cladding above and a steel portal frame supporting an insulated pitched roof incorporating daylight panels. Features include:-

- ❖ Personnel entrance door
- ❖ Reception/office
- ❖ WC
- ❖ Teapoint
- ❖ Sectional up and over loading door measuring 3m wide x 4m high
- ❖ Internal eaves height approximately 5.27m
- ❖ Forecourt parking and loading

ACCOMMODATION

Ground floor inc. 917 sq ft 85 sq m
reception/office, WC

(Measured on a gross internal basis)

TENURE

The premises are available to let on a new full repairing and insuring lease for a term to be agreed incorporating 3 yearly upward only rent reviews.



RENT

£13,250 plus VAT per annum exclusive.

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

SERVICES

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

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C (59)

The full EPC and recommendations report are available on request.

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

Rateable Value: £11,750 (from 1st April 2026)

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 as to the current service charge payable.

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 123321 in connection with their own proposed use of the property.

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:-



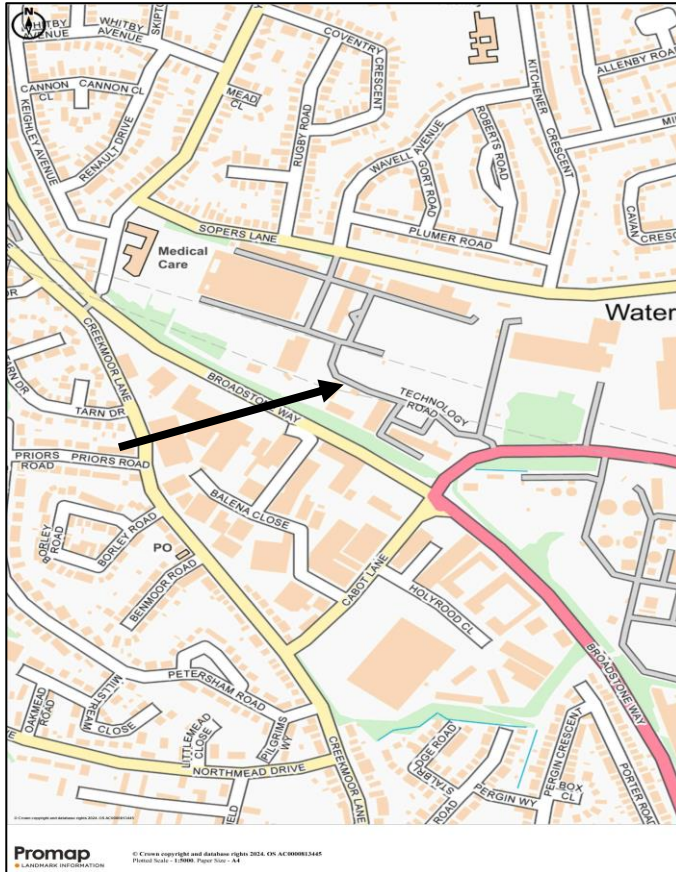
Steven Tomkins
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THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, 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.

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](#)



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