



Available Immediately

Unit B, 1 Willis Way, Poole, BH15 3TD

Well Located Industrial Premises with Offices and Parking

- £17,950 per annum exclusive
- Eaves approximately 4.7m
- 8 parking spaces
- Roller shutter approx 3.15m width by 3.2m height

Unit B, 1 Willis Way, Poole, BH15 3TD

LOCATION

The property is located on a prime trading estate in the heart of Poole's industrial area. Willis Way, via Fleets Lane, connects with the busy Fleetsbridge Interchange with communications westwards to Dorchester via the A35 and north eastwards to the A31 (ultimately connecting to the M27/M3 motorway networks), via the A3049/A348.

DESCRIPTION

Constructed of steel portal frame with cavity brick and blockwork to the ground floor storey height with vertical metal cladding above supporting a corrugated pitched roof with translucent rooflights. The unit benefits from the following:-

- Three phase electricity (not tested)
- Gas supply (not tested)
- Office
- Male and female WC's
- 8 on site parking spaces
- Roller shutter loading door 3.15m width by 3.2m high
- Eaves height approx 4.7m

The warehouse has an approximate width of 13.33m and a depth of 13.15m.

ACCOMMODATION

The property provides the following approximate gross internal area.

Name	Sq ft	Sq m
Ground - Ground	2,159	200.58
1st - First Floor Office	201	18.67
Total	2,360	219.25

TENURE

A new full repairing and insuring lease for a term to be agreed incorporating three yearly upwards only rent reviews is offered.

RENT

£17,950 per annum exclusive. The rent is exclusive of business rates, buildings insurance, service charge, utilities and VAT.



SUMMARY

Available Size	2,360 sq ft
Rent	£17,950 per annum exclusive
Business Rates	Rateable Value: £18,250
EPC Rating	E (118)

VIEWING & FURTHER INFORMATION

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