

another *Glenmore* development

# GLENMORE businesspark

BLACKHILL ROAD | HOLTON HEATH | POOLE | DORSET

**FREEHOLD BUSINESS UNITS FOR SALE/TO LET**

100 TO 899 SQ M (1,077 TO 9,678 SQ FT) SET IN A LANDSCAPED BUSINESS PARK LOCATION





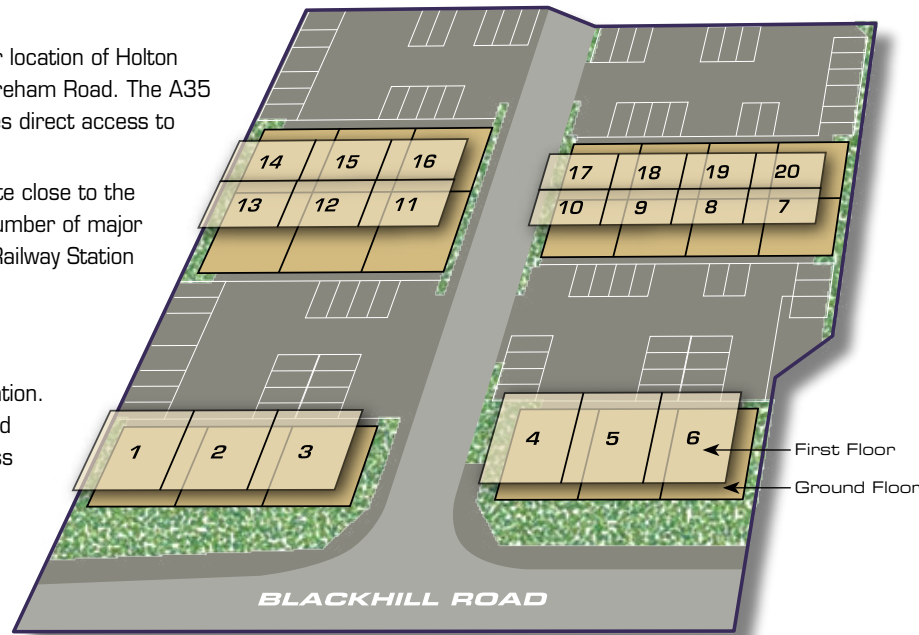
## LOCATION

Glenmore Business Park is located in the popular location of Holton Heath just south-west of Poole on the A351 Wareham Road. The A351 is approximately 2 miles to the north and provides direct access to the South Coast and the M27 network.

Holton Heath is a well established industrial estate close to the Poole/Bournemouth conurbation. There are a number of major local occupiers on the estate and Holton Heath Railway Station is located close by.

## DESCRIPTION

Glenmore Business Park is now ready for occupation. The units range from 100 sq m (1,077 sq ft) and they can be combined to provide modern business accommodation up to 899 sq m (9,678 sq ft). Glenmore Business Park is 1.26 hectares (3.1 acres) and provides the opportunity for businesses to own their own freehold accommodation.



## PHASE ONE ACCOMMODATION

UNIT	GROUND FLOOR (SQ FT)	FIRST FLOOR (SQ FT)	TOTAL (SQ FT)
1	1,128	1,128	2,256
2	1,128	1,128	2,256
3	1,128	1,128	2,256
4	1,188	1,188	2,376
5	1,188	1,188	2,376
6	1,188	1,188	2,376
7	710	367	1,077
8	710	367	1,077
9	710	367	1,077
10	710	367	1,077
11	1,192	609	1,801
12	1,192	609	1,801
13	1,192	609	1,801
14	941	484	1,425
15	941	484	1,425
16	941	484	1,425
17	710	367	1,077
18	710	367	1,077
19	710	367	1,077
20	710	367	1,077

## SPECIFICATION

- Insulated steel clad roof incorporating 10% daylight panels
- Sectional up and over loading door
- 6 metre internal eaves height
- Full 3 metre clearance below first floor
- Power floated concrete floor
- High quality cladding with brick fascia
- First floor - suitable for fit out as offices, subject to any necessary consents/regulations
- Allocated parking

## SERVICES

Mains gas, telecom, water and 3 phase electricity will be available.

## TENURE

The units are available either freehold or by way of new full repairing and insuring leases incorporating upward only rent reviews. Please note there will be a management company which will oversee the common areas.

## PLANNING

Planning consent has been granted for B1/B2/B8 industrial/warehouse use.

## RATES

The units have yet to be assessed for business rates.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

Please contact the selling/letting agents to arrange a viewing.

### IMPORTANT NOTICE

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