

another **Glenmore** development
www.glenmore-group.co.uk

**PHASE 1 COMPLETED
PHASE 2 NOW AVAILABLE**

GLENMORE businesspark

BLACKHILL ROAD | HOLTON HEATH | POOLE | DORSET



Photographs show Phase 1

FREEHOLD BUSINESS UNITS FOR SALE/TO LET

1,153 TO 2,224 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 A35 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 area 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

The units at Phase 2 of Glenmore Business Park range from 1,153 sq ft to 2,224 sq ft, and some of these could be combined to provide accommodation up to 7,804 sq ft. Glenmore Business Park is 1.26 hectares (3.1 acres) and provides the opportunity for businesses to own their own freehold accommodation.

SPECIFICATION

- Insulated steel clad roof incorporating 10% daylight panels
- Sectional up and over loading door
- 6 metre internal eaves height
- Full 3m 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.

PHASE 2 ACCOMMODATION

UNIT	GROUND FLOOR sq ft	FIRST FLOOR sq ft	TOTAL sq ft
21	789	406	1,195
22	789	406	1,195
23	789	406	1,195
24	789	406	1,195
25	789	406	1,195
26	789	406	1,195
27	762	391	1,153
28	762	391	1,153
29	762	391	1,153
30	762	391	1,153
31	1,003	592	1,595
32	1,003	592	1,595
33	1,511	713	2,224
34	1,511	713	2,224
35	1,511	713	2,224

Figures quoted are approximate Gross Internal Areas.

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IMPORTANT NOTICE

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All photographs on this brochure show Phase 1, which is already completed.



FREEHOLD BUSINESS UNITS FOR SALE/TO LET 107 TO 207 SQ M (1,153 TO 2,224 SQ FT)

