

**FREEHOLD
FOR SALE
OR TO LET**



ANOTHER
GLENMORE
DEVELOPMENT
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The Glenmore Centre

FANCY ROAD, POOLE, DORSET BH12 4FB



**25 SELF-CONTAINED B1, B2, B8 COMMERCIAL/INDUSTRIAL/
WAREHOUSE UNITS** WITHIN AN ESTABLISHED COMMERCIAL AREA

Units from 1,500 sq ft upwards with allocated parking

TheGlenmoreCentre

The development is located just off Old Wareham Road close to other business parks in an established commercial area.

DESCRIPTION

The Glenmore Centre comprises 3 well-designed floor terraces of high-quality commercial units with excellent circulation space within a landscaped environment. Unit sizes range from 1,500 -2,250 sq ft including first floor space but can be combined to form larger units if required.



FANCY ROAD

KEY FEATURES

- 6m internal eaves height
- 15 kN/m² ground floor loading capacity
- Sectional roller shutter loading doors
- High quality trapezoidal cladding systems to roofs and walls
- 10% daylight roof panels
- First floor suitable for office fit-out (subject to necessary consents)
- Allocated parking spaces

SERVICES

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

TENURE

Units are available freehold or by way of a full repairing and insuring lease. Details available on application.

PLANNING

Planning consent has been granted under ref: APP/15/00803/F for B1(c), B2 and B8 uses.

FURTHER INFORMATION

Please contact the joint agents for further details.

ACCOMMODATION

BLOCK A	Floor Areas (sq ft)		
Unit	Ground	First	Total
1	1500	750	2250
2	1000	920	1920
3	1000	920	1920
4	1000	920	1920
5	1500	750	2250

BLOCK B	Floor Areas (sq ft)		
Unit	Ground	First	Total
6	1500	750	2250
7	1000	500	1500
8	1000	500	1500
9	1000	500	1500
10	1500	750	2250
11	1500	750	2250
12	1000	500	1500
14	1000	500	1500
15	1000	500	1500
16	1500	750	2250

BLOCK C	Floor Areas (sq ft)		
Unit	Ground	First	Total
17	1500	750	2250
18	1000	500	1500
19	1000	500	1500
20	1000	500	1500
21	1500	750	2250
22	1500	750	2250
23	1000	500	1500
24	1000	500	1500
25	1000	500	1500
26	1500	750	2250

IMPORTANT NOTICE

Goadsby and Sibbett Gregory and their clients give notice that: (i) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Goadsby and Sibbett Gregory have not tested any services, equipment or facilities. (iii) Purchasers must satisfy themselves by inspection or otherwise.