



Units 14 & 15 Broadstone Way Trade Centre, Holyrood Close, Poole BH17 7AE

**TO LET**

TRADE COUNTER / WAREHOUSE UNIT

**7,310 Sq Ft  
(679 Sq M)**

# Units 14 & 15 Broadstone Way Trade Centre, Holyrood Close, Poole BH17 7AE

## DESCRIPTION

The property is an end terrace trade counter unit of steel portal frame construction, with blockwork construction and profile cladding; a trade counter entrance, 2 electric loading doors and 5 allocated parking spaces. The premises are part fitted out as trade counter with suspended ceiling, LED lighting and commercial flooring with min. eaves of 6.95m and mezzanine. The premises also benefit from WC's and kitchen/break out facilities, with additional WC's/staff accommodation at first floor accessed via a separate personnel door.

- ✓ Min. eaves height 6.95m
- ✓ 2 x electric loading doors
- ✓ Mezzanine
- ✓ LED lighting
- ✓ Suspending ceiling
- ✓ 5 allocated car parking spaces



## LOCATION

Broadstone Way Trade Centre, Poole is located in a highly prominent location fronting Broadstone Way (A349), which is a main local distributor route linking with the Holes Bay Road dual carriageway (A350), and provides good communications within the south east Dorset conurbation and with other main centres. The trade centre is approx. 2 miles to the north of Poole town centre.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse/Trade Counter	4,924	457
First Floor Offices/Welfare	781	73
Mezzanine	1,626	151
<b>Total</b>	<b>7,310</b>	<b>679</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

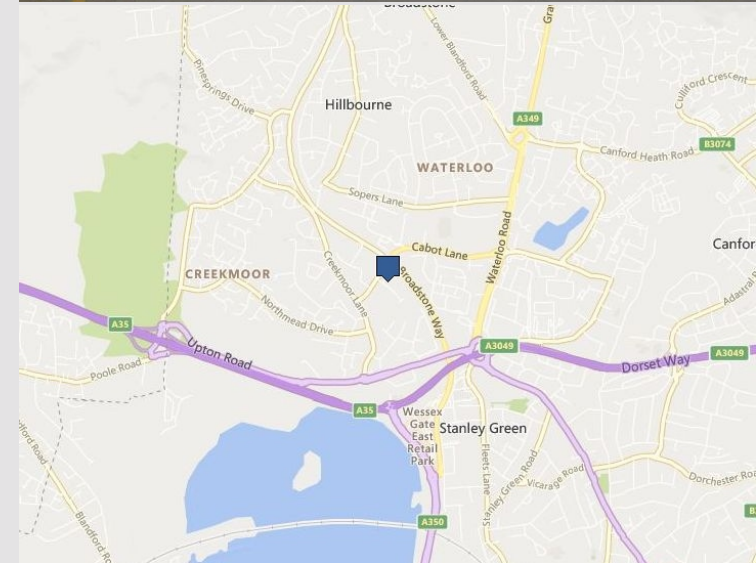
For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

TBC

## EPC

Unit 14 - D97 / Unit 15 - E120



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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