

UNIT 1B:
1,022.5 sq.ft (94.9 sq.m)

UNIT 1A NOW UNDER OFFER

1a UNDER OFFER

1b TO LET

TO LET - SPLIT UNIT

M UNIT 1B

///drips.speech.sling
Canford Heath
Poole, Dorset
BH17 9DW

Local Occupiers Include

Barnardos
EVERY CHILDHOOD LASTS A LIFETIME
Ladbrokes

ASDA

DESCRIPTION

Unit 1 has been divided to create two self-contained ground floor units, now known as Unit 1A and Unit 1B. Each unit benefits from open-plan accommodation together with its own kitchenette and WC facilities, providing flexible space suitable for a variety of occupiers.

Canford Heath is a neighbourhood shopping centre anchored by a large Asda supermarket and the popular Haymoor Public House. There is a large car park to the front and ample servicing to the rear. The site which is approximately 2 miles north of Poole town centre also benefits from a petrol filling station.

AREA

Unit 1B: 1,022.5 sq.ft (94.9 sq.m)

RENT

Unit 1B: £29,500 per annum + VAT

RATES

Rateable Value: To be reassessed.

SERVICE CHARGE & INSURANCE

Service Charge: £1,984 per annum + VAT

Insurance: £750 per annum + VAT

SERVICES

The unit has electricity connected.

ENERGY PERFORMANCE

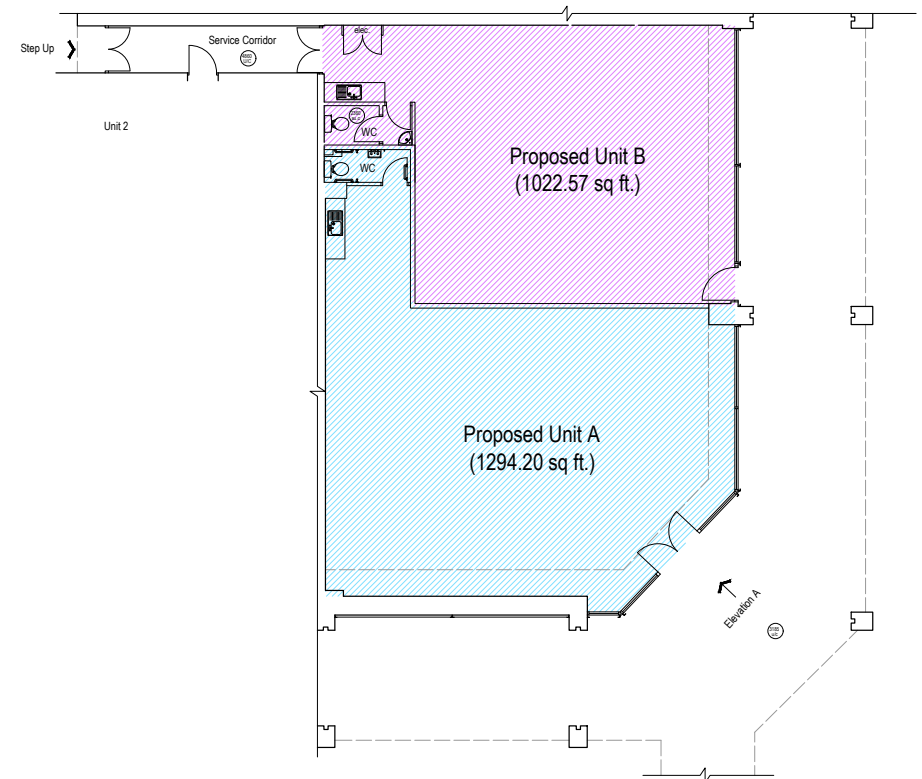
EPC: C. Further information available upon request.

PLANNING

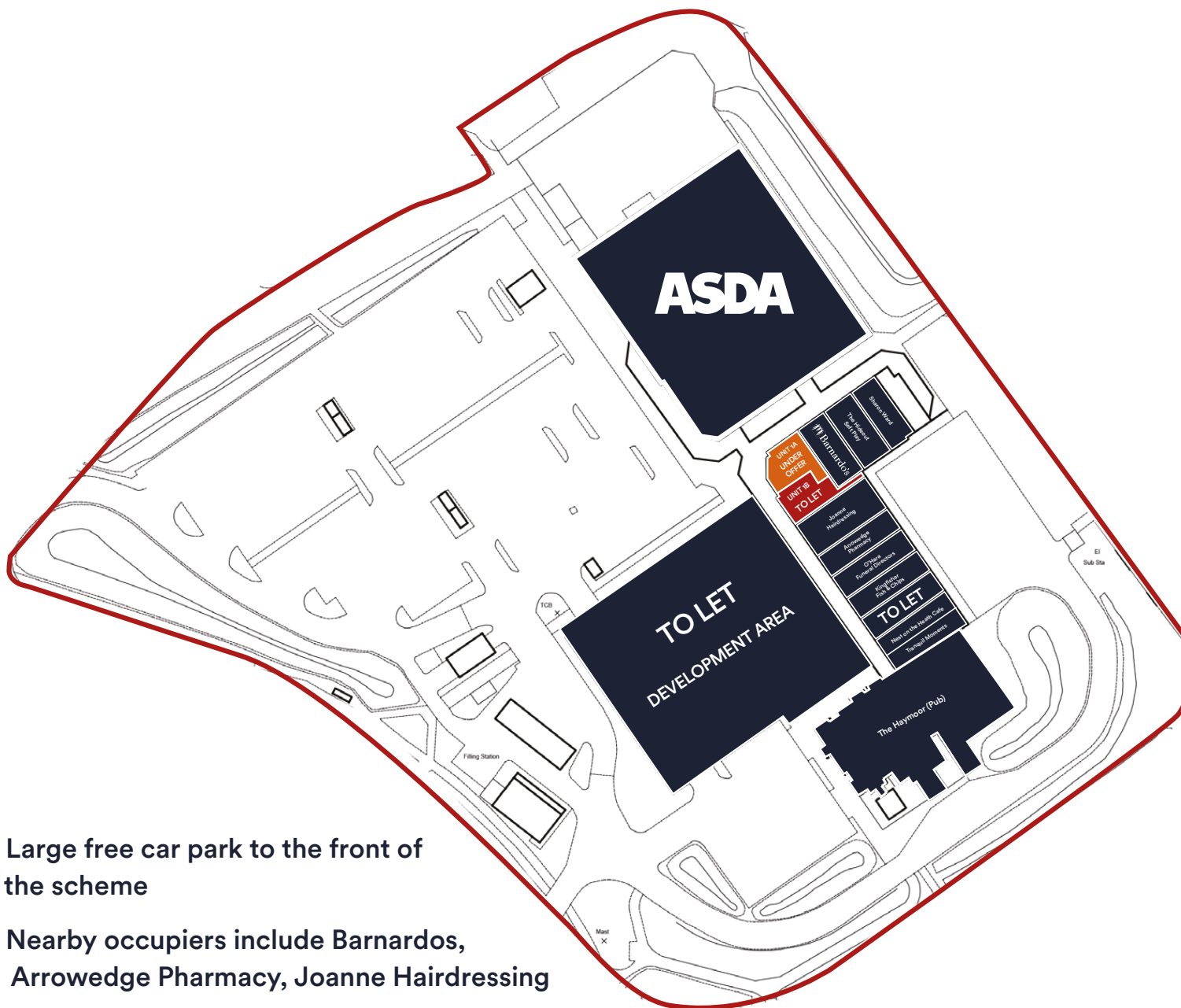
Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

FLOOR PLAN

Ground Floor Plan - 2316.76 sq ft. (215.23 sqm.)



- Large free car park to the front of the scheme
- Nearby occupiers include Barnardos, Arrowedge Pharmacy, Joanne Hairdressing



14,591 sq.ft

Total development



14

Retail units on site



100+

Free Parking Spaces
(first two hours)

ASDA

Anchored by Asda supermarket



mccoreproperty.com



McCore
LCP UK



George Watson

07423 662487

0117 990 2200

GWatson@lcpproperties.co.uk

Viewing

Strictly via prior appointment
with the appointed agent:



Thomas Simpkin

01202 551821

tsimpkin@ellis-partners.co.uk



View on Google Maps

SERVICES



**16 EV Chargers
on site**



**Parcel Delivery
Lockers**



100+ Parking Spaces
plus additional staff parking
and delivery areas



Free Onsite Parking
(first two hours)

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