

TO LET

Carter Jonas



**Units 1 & 2 Poole Works
Higher Poole
Wellington
Somerset
TA21 9HW**

Industrial units to let

Unit 1 G.I.A of 3,464.16 Sq M (37,274 Sq Ft)

Unit 2 G.I.A of 2,282 Sq M (24,559 Sq Ft)

- **2 miles from junction 26 of the M5 motorway.**
- **Warehousing, offices and concrete yards.**
- **Third detached unit of 200 SqM (2,153 Sqft).**
- **Minimum eaves within the warehouse of 8.60m.**

LOCATION

The industrial units are located on Poole Industrial Estate on the edge of Wellington within 2 miles of junction 26 the M5 motorway. Wellington town centre is 1 mile away.

DESCRIPTION

Unit 1:

Steel portal frame construction providing a warehouse with a minimum eave height of 8.60m and a maximum eave height of 11.65m with LED lighting and skylights providing good natural light.

Two Storey office block with entrance hall and access to reception and stairs to first floor. Reception of 4.50m x 4.04m, gents and ladies WCs, hall into warehouse, kitchen of 4.08m x 3.09m and office 1 of 11.08m x 6.98m.

At first floor, office 2 of 21.95m x 8.83m, office 3 of 3.89m x 3.24m, office 4 of 5.75m x 4.08m, office 5 of 4.46m x 4.12m and office 6 of 4.30m x 3.19m. Landing with comms cupboard and stairs leading down to ground floor and into the warehouse.

Warehouse 1 of 55.73m x 20.81m and 64.14m x 16.89m. Minimum eaves height of 8.60m and maximum eaves height of 11.65m. Gas warm air blower. Up and over door with a height of 4.74m and width 3.73m. Store of 6.15m x 4.05m. Staffroom of 7.25m x 4.30m. Store of 7.24m x 3.97m. Store of 15.04m x 6.00m. Rear store of 9.19m x 2.28m. Store of 4.12m x 2.54m. Store of 4.22m x 2.84m. Store of 4.06m x 4.44m. Gents and Ladies WCs. Store of 4.91m x 4.08m.

The under croft provides further stage areas accessed from the warehouse with L shaped area of 32.26m x 4.10m and 15.04m x 3.52m.

Warehouse 2 of 28.92m x 10.65m with up and over door with a height of 3.53m and width of 3.96m. Eaves height maximum of 6.25m and minimum of 4.20m.

Metal mezzanine of 17.38 m x 5.48m. Eaves under mezzanine of 3.09m. Divided into store 1 of 5.33m x 4.08m, store 2 of 5.82m x 5.36m and open area of 7.26m x 5.47m. Reznor gas warmer blower.

Outside to front, concrete yard areas for unloading and parking with access into the warehouses via up and over doors.

Next to the office block is a concrete car park for 50 vehicles and a concrete yard to the front for storage.

All of the yards are enclosed by chain link fencing and have gated access which can be locked/secured which link internally for access.

Unit 2:

The unit is of steel portal frame construction providing a warehouse with a minimum eaves height of 6.26m and a maximum eaves height of 10.51m with LED lighting and skylights providing good natural light.

The warehouse has two up and over doors with a width of 4.57m and a height of 5.52m along with two further roller shutter doors.

Accessed from the warehouse are a range of stores and steps that lead up to the office accommodation, which are accessed at ground floor level via the car parking. The office block provides a reception of 5.53m x 4.91m, store 1 of 3.54m x 2.71m, WC facilities, store 2 of 3.92m x 1.35m, office 1 of 22.96m x 8.43m, store 3, further WC facilities, kitchen, office 2 of 10.70m x 4.69m, office 3 of 5.76m x 4.73m and mezzanine floor of 15.76m x 4.21m with stairs down into the warehouse.

Asphalt parking area for approximately 20 vehicles adjoining the office block.

Externally there is a detached industrial unit with a minimum eaves height of 3.99m and a sliding door with a width of 4.32m and a height of 3.62m. The unit has power and fluorescent lighting.

Outside to front, concrete yard areas for unloading and parking with access into the warehouses via up and over doors.

The property in total extends to some 4 acres.

ACCOMMODATION

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice the floor areas calculated are noted below:

<u>Unit 1</u>	Sq M	Sq Ft
<u>Office Block</u>		
<u>Ground Floor</u>		
Entrance hall		
Reception	18.18	196
WCs		
Kitchen	12.61	136
Office 1	77.34	832
<u>First Floor</u>		
Office 2	193.82	2,086
Office 3	12.60	136
Office 4	23.46	253
Office 5	18.38	198
Office 6	13.72	148

Warehouse 1	2,243	24,144
Store	24.91	268
Staffroom	31.18	336
Store	28.74	309
Store	90.24	971
Rear store	20.95	226
Store	10.46	113
Store	11.98	129
Store	18.03	194
WCs		
Store	20.03	216
Under croft	185.21	1,994

SUBJECT TO CONTRACT

	Sq M	Sq Ft
Warehouse 2	308	3,315
Mezzanine	95.24	1,025
Store 1	21.75	234
Store 2	31.20	336
Open area	39.71	427

UNIT 2

	Sq M	Sq Ft
Warehouse	1,900.48	20,457
Reception	27.15	291.41
Store 1	9.59	94.77
Gents & Ladies WC		
Store 2	5.29	54.45
Office 1	193.55	2,119.49
Store 3		
WC facilities		
Kitchen		
Office 2	50.18	539
Office 3	27.25	282.36
Mezzanine	66.35	677.27
Detached Industrial Unit	200	2153

EPC

Rated TBC. An EPC has been commissioned.

TENURE & RENTAL

The industrial units are available to let individually or as a whole on a new lease(s) with flexible terms to be agreed.

Unit 1 quoting rent of £245,000 per annum plus VAT.

Unit 2 quoting rent of £160,000 per annum plus VAT.

Both Units 1 and 2 are offered to let as a whole at a quoting rent of £405,000 plus VAT per annum.

LEGAL COSTS

Each party to bear their own legal costs throughout the transaction.

VIEWING

All viewings should be made through the sole agent, Carter Jonas

T: 01823 428 590 M: 07968 216 596

E: Stephen.richards@carterjonas.co.uk

RATEABLE VALUE

According to the Valuation Office website, the premises are assessed as follows: Unit 1 Rateable Value: £135,000. Unit 2 Rateable Value: £88,000. For verification purposes, interested parties are advised to make their own enquiries.



SUBJECT TO CONTRACT

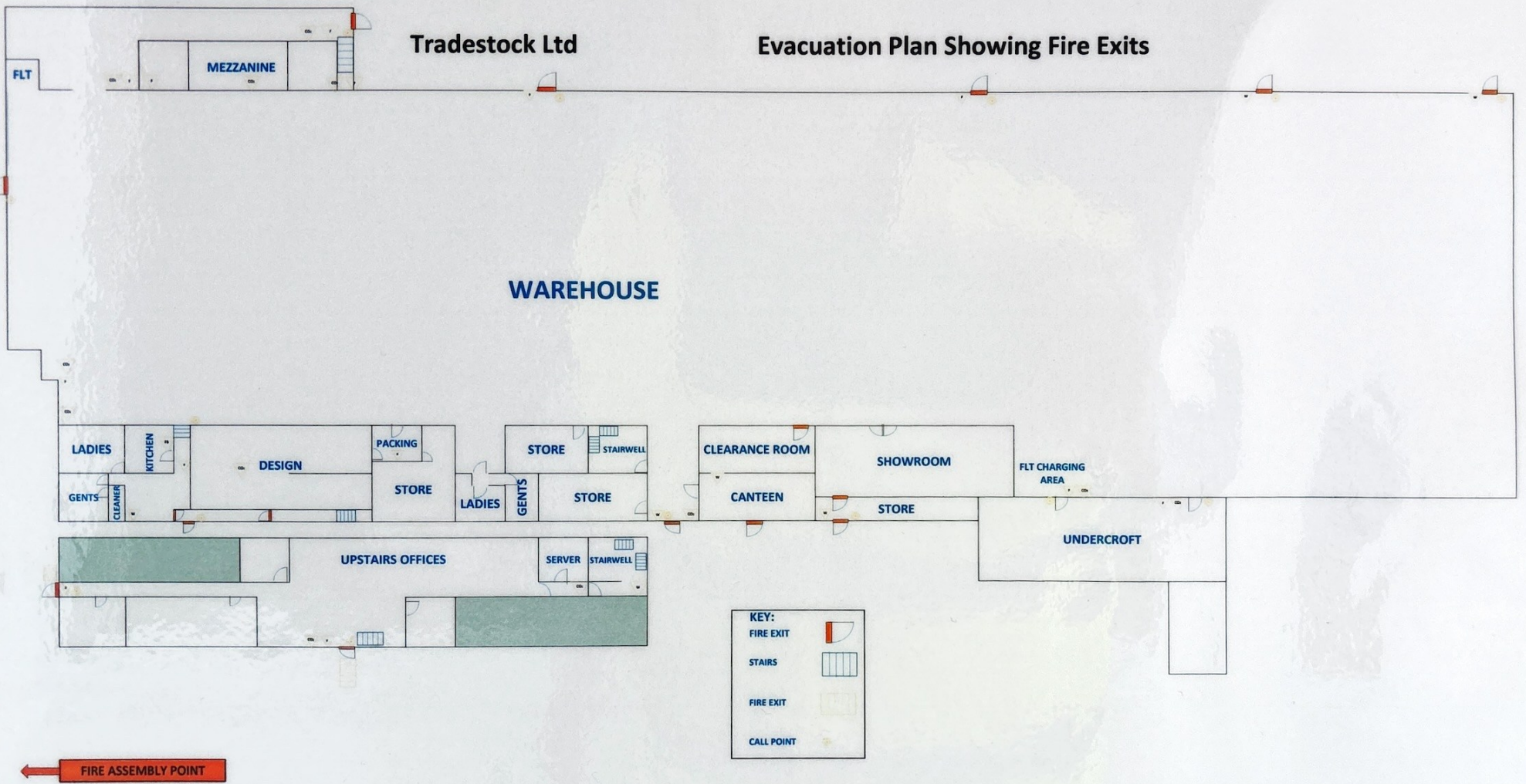




Tradestock Ltd

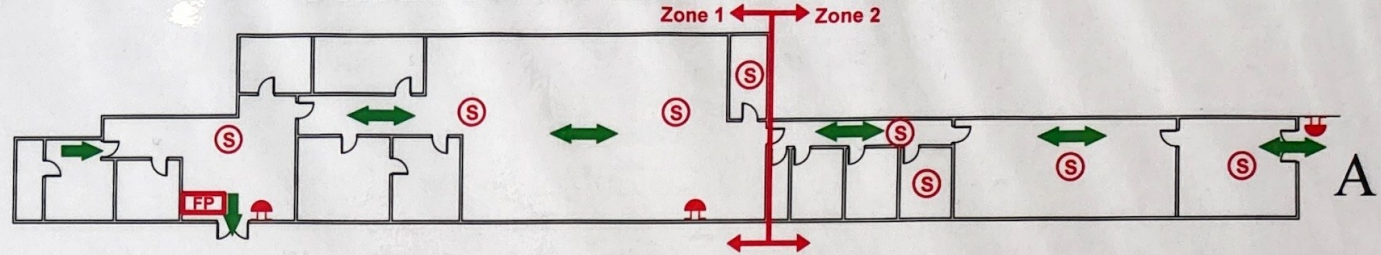
Evacuation Plan Showing Fire Exits

WAREHOUSE



FIRE EXIT ROUTES & FIRE ALARMS DEVICES

Office Area and Warehouse

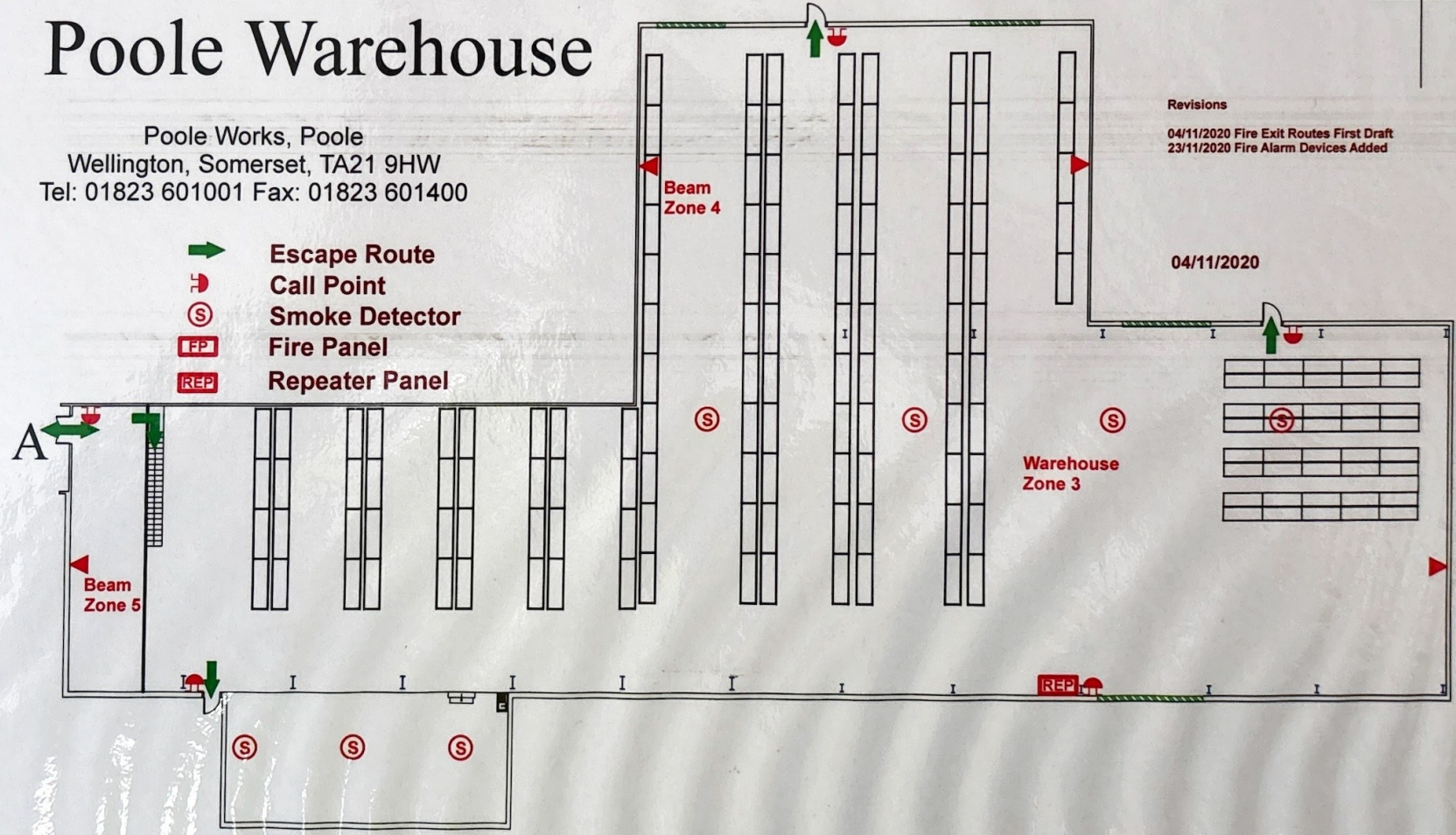


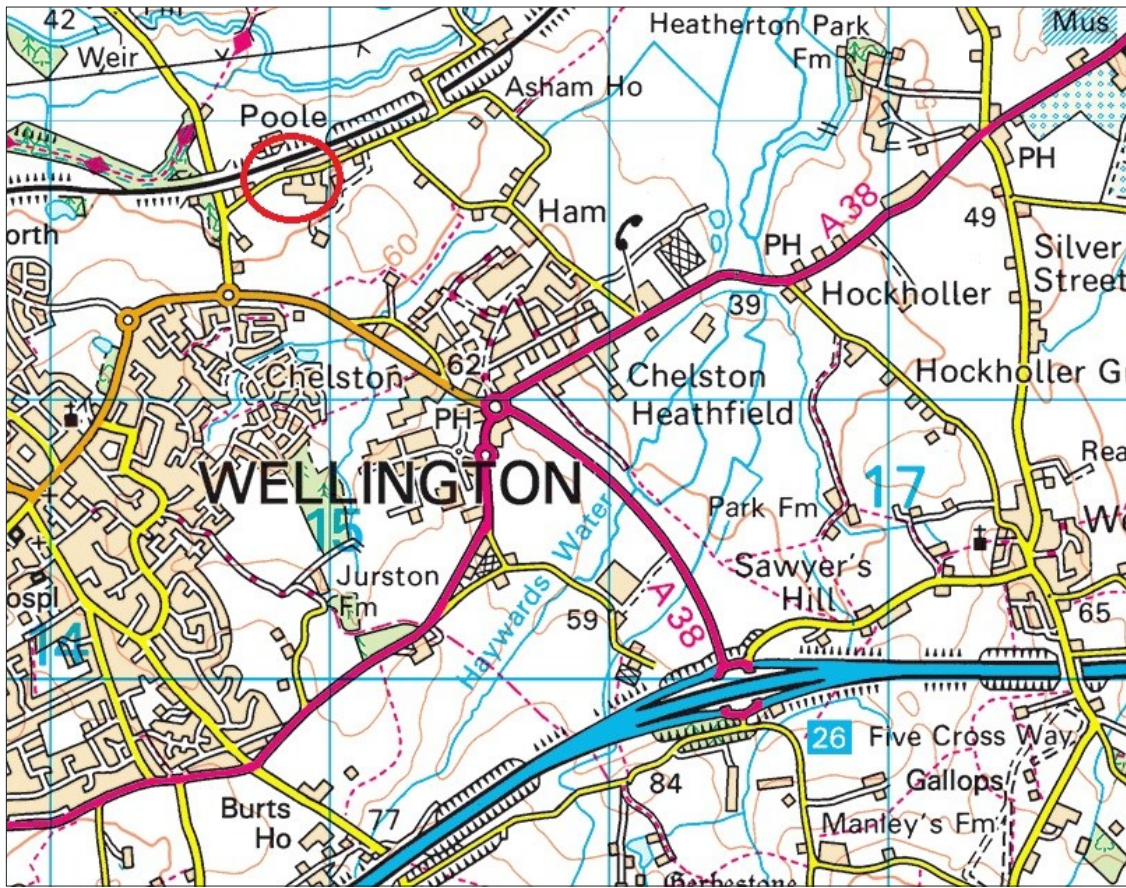
Poole Warehouse

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Revisions
 04/11/2020 Fire Exit Routes First Draft
 23/11/2020 Fire Alarm Devices Added

- Escape Route
- Call Point
- Smoke Detector
- Fire Panel
- Repeater Panel





FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

carterjonas.co.uk

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IMPORTANT INFORMATION

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