



Undercroft TO LET

NEW LEASE £24,000 plus VAT

📍 Suite 4b, The Greenhouse, Mannings Heath Road,
Poole BH12 4NG



KEY FEATURES

- Ground floor undercroft
- Ideally located off a major thoroughfare
- 2,379 sq.ft. (221 sq.m)

ARRANGE A VIEWING

✉ bhcommercial@ellis-partners.co.uk ☎ 01202 551821

SITUATION & DESCRIPTION

The property occupies a prominent position on Mannings Heath Road within Poole's principal employment area, approximately 4 miles north of Poole Town Centre.

Mannings Heath Road offers excellent connectivity to the A3049 Dorset Way dual carriageway, forming part of the main east-west route serving the Bournemouth, Christchurch and Poole conurbation.

The property consists of a large undercroft ideal for car storage.

ACCOMMODATION

Suite 4B 2,379 sq.ft. (221 sq.m.)

PLANNING

Class E Use

EPC RATING -

Band B

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TENURE

Available on a new lease with terms to be negotiated at a rental of £24,000 per annum plus VAT

Upon terms being agreed and the property being placed under offer, the applicant will be required to pay £700 (plus VAT) as a non-refundable application fee for the administration of the transaction and if required standardised tenancy documents.

In addition, we are legally required to carry out anti-money laundering checks (AML) on the tenant, purchaser or director of a Limited company. There is an administration fee of £30.00 plus VAT for each AML check.

SERVICE CHARGE

Included in rent

LEGAL FEES

The incoming tenant will be responsible for their own Legal fees.

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MAP LOCATION

© Google Maps



MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5)

The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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