



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS



OFFICE AND INDUSTRIAL PREMISES TO LET

NEW LEASE £40,000

 2c ASTON WAY, POOLE, DORSET BH12 4FE



KEY FEATURES

- Prominent position
- Ground and first floor
- Total gross internal area: 3896 sq.ft. (361.1 sq.m.)

ARRANGE A VIEWING

 bhcommercial@ellis-partners.co.uk

 01202 551821

SITUATION & DESCRIPTION

Aston Way is a recent and professionally presented development of high specification office and industrial / storage units that are well connected to Poole and Bournemouth with good road connections to the M27, M3 and Bournemouth Airport

2C comprises of well configured ground and first floor high specification space with a large workshop and storage area at ground floor and 'high end' offices above. The property provides an opportunity to acquire an attractive property in a well thought of trading estate with good letting prospects due to its well connected location and the quality of the buildings.

ACCOMMODATION

Ground Floor

Gross Internal Area 183.48 sq m (1974 sq ft)

Comprising majority warehouse areas with ancillary office and toilet and DDA compliant toilet

First Floor

Gross Internal Area 178.62 sq m (1922 sq ft)

Comprising high specification offices with glazed partitioned meeting room, air-conditioning and heating and high specification lighting

Total Gross Internal Area 361.1 sq m (3896 sq ft)

Space to park 6 cars.

EPC RATING -

B

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PLANNING

Class E Use

Office and Light industrial and B8 storage

RATEABLE VALUE

The current rateable value as of the 1st of April 2026 is £37,750

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

TENURE

Available on a new lease with terms to be negotiated at a rental of £40,000 p.a.

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.

SPECIFICATION

Full height roller shutter lading to loading bay and workshop. Separate office entrance and reception area leading to staff rooms and open plan offices.

LEGAL FEES

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

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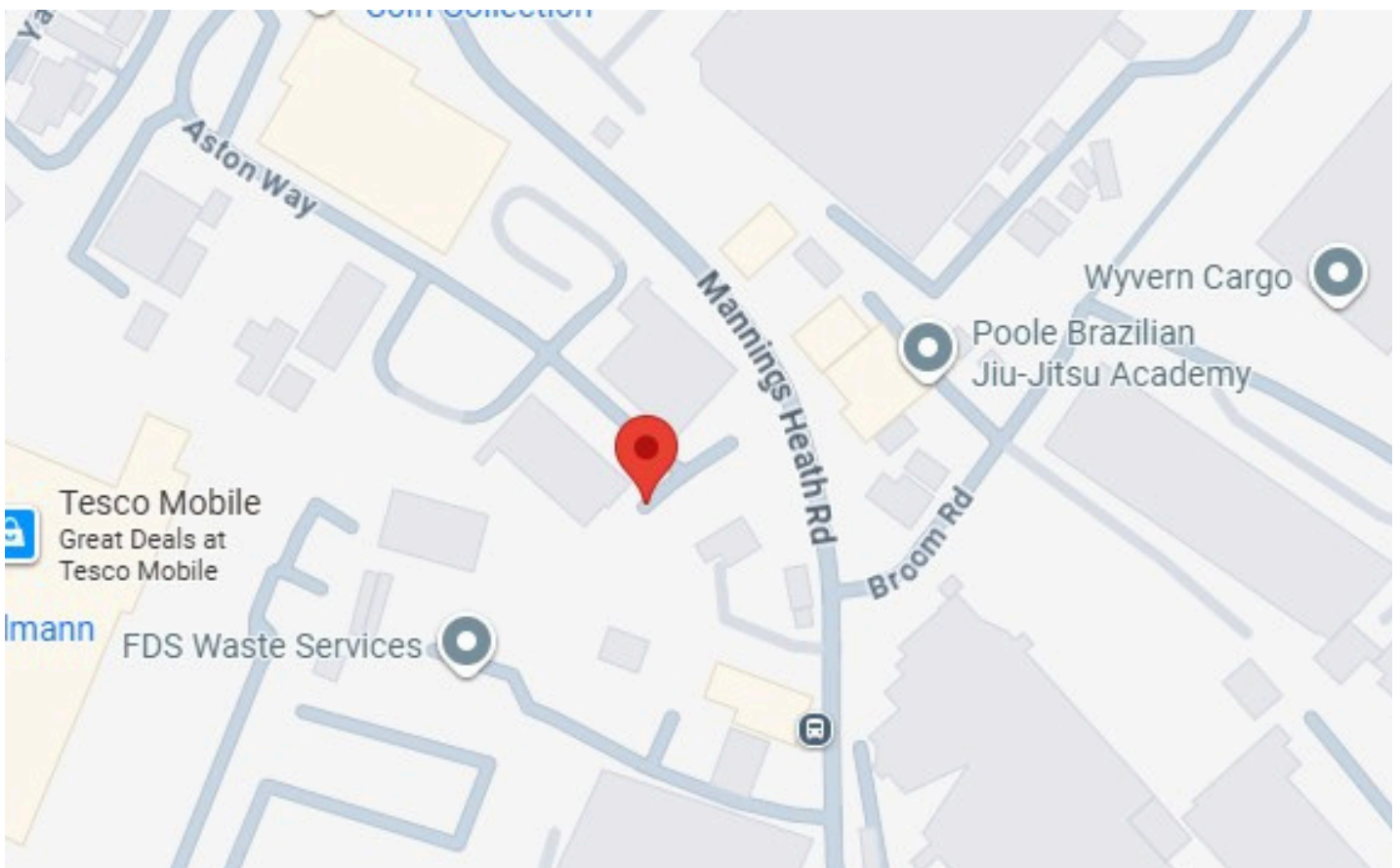


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MAP LOCATION

© 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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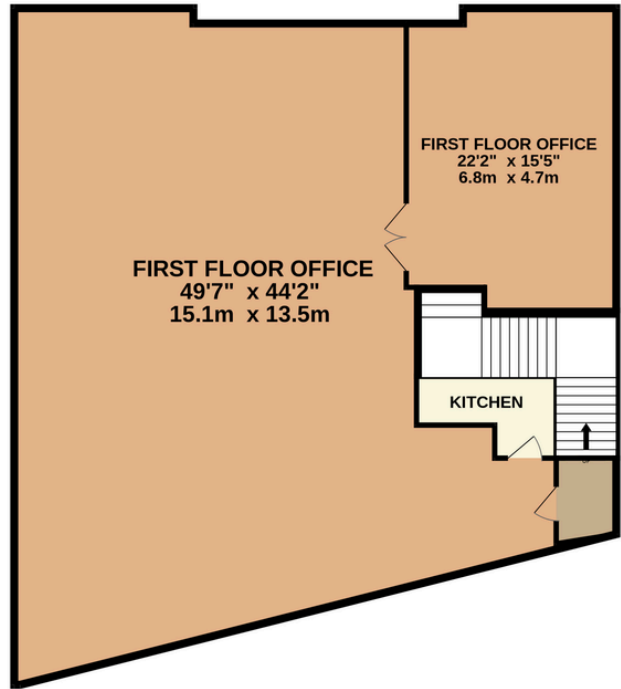
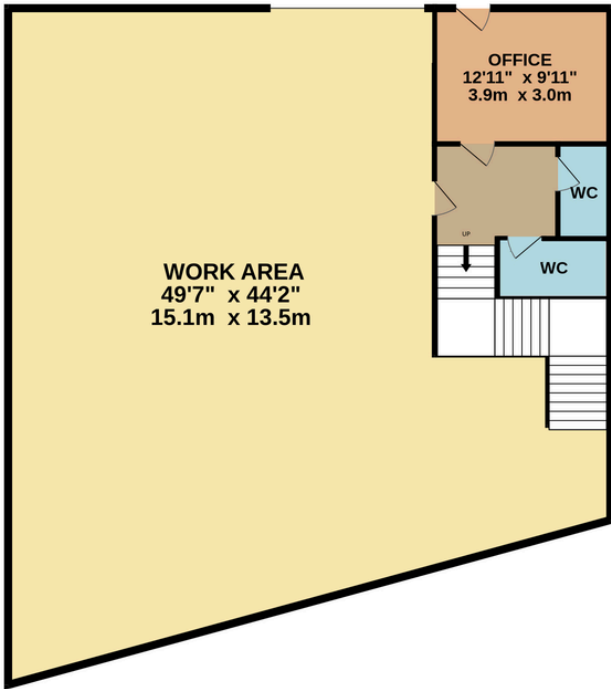
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GROUND FLOOR
3854 sq.ft. (358.1 sq.m.) approx.



TOTAL FLOOR AREA : 3854 sq.ft. (358.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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