

TO LET

MODERN INDUSTRIAL UNIT

Unit 10
Birch Copse
Technology Road
POOLE
BH17 7FH

1,756 ft² (163 m²)
Approx. gross internal area

£17,500 + VAT per annum exclusive



LOCATION

The property is situated on Birch Copse a small development of industrial units accessed from Technology Road which connects to Cabot Lane (A349) a short distance from its junction with the Broadstone Way approximately 3 miles north of Poole town centre.

DESCRIPTION

The property comprises an end of terrace unit constructed of brick/block lower elevations with profiled cladding above and a steel portal frame supporting an insulated pitched roof incorporating daylight panels.

- ❖ Personnel entrance door
- ❖ Reception / office
- ❖ Partitioned ground floor office with teapoint
- ❖ First floor office
- ❖ 2 wcs (one with shower)
- ❖ Sectional up and over loading door measuring approx 3m wide x 4m high.
- ❖ Internal eaves height approximately 5.3m
- ❖ 4 car parking spaces

ACCOMMODATION

Ground floor factory inc reception/office, WC	1,504 sq ft	140 m ²
First floor office	<u>252 sq ft</u>	<u>23 m²</u>
Total	1,756 sq ft	163 m²

(Areas measured on a gross internal basis)



TENURE

The property is available to let on a new full repairing and insuring lease for a term to be agreed incorporating 3 yearly upward only rent reviews.

RENT

£17,500 plus VAT per annum exclusive.

The rental quoted is exclusive of VAT, business rates, service charge, insurance premium and all other outgoings.

SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

BUSINESS RATES (source: www.voa.gov.uk)

Rateable Value: £16,250 (From 1st April 2026)

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C (61)

The full EPC and recommendations report are available on request.

SERVICE CHARGE

The premises are subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. We are advised the current budgeted service charge applicable to Unit 10 is £30 plus VAT per quarter.

PLANNING

In accordance with our normal practice we advise all interested parties to make their own enquiries through the planning department of BCP Council (Poole) tel. 01202 633633 in connection with their own proposed use of the property.

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agents:-

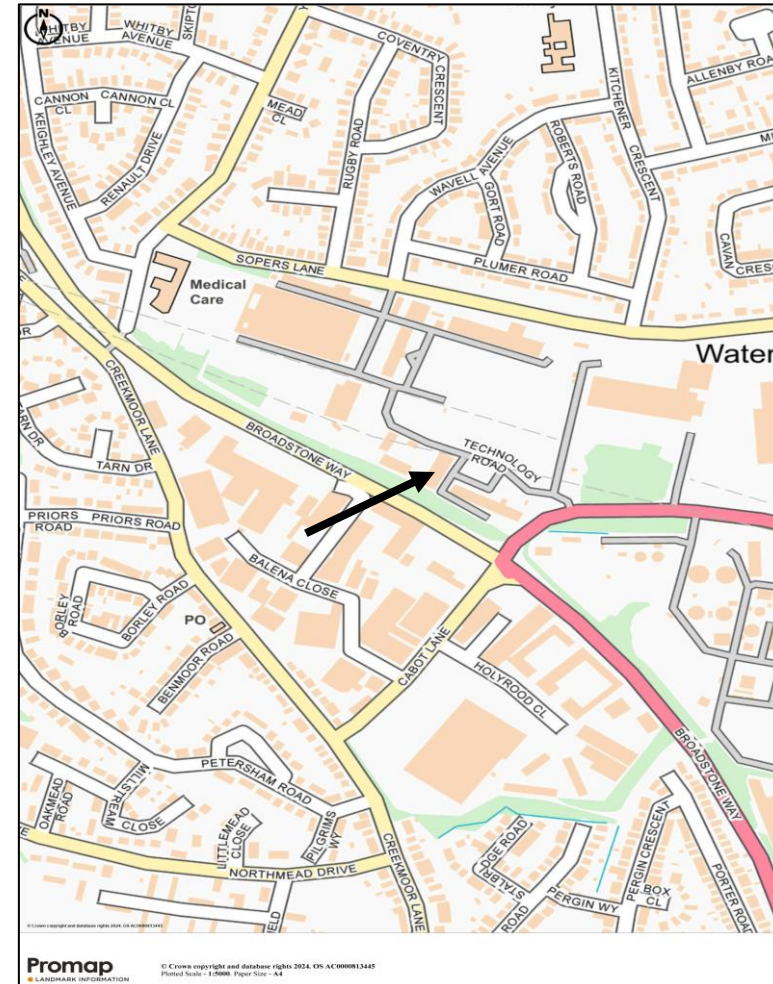


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CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)



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