



FLEETS CORNER

BUSINESS PARK

TO LET OFFICES IN PROMINENT BUILDING

- 2,470 - 5,217 SQ FT
- EXCELLENT CAR PARKING
- 24/7 SECURITY
- REFURBISHED
- OPEN PLAN
- ACCESS FROM WATERLOO ROAD, NUFFIELD ROAD AND HATCHPOND ROAD

fleetscorner.com



WATERLOO HOUSE, FLEETS CORNER BUSINESS PARK
WATERLOO ROAD, POOLE, DORSET, BH17 0HL



THE BIG YELLOW SELF STORAGE COMPANY

the gym
find your fit

SMYTHS

A3049

FLEETS CORNER
BUSINESS PARK
WATERLOO HOUSE

Nuffield Industrial Estate

TESCO
Extra

A349

LUSH
FRESH HANDMADE COSMETICS

Travelodge

selco BUILDERS WAREHOUSE

LDL

STARBUCKS COFFEE

SUBWAY

BURGER KING

Domino's
Pizza



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REF: o21370



Location

Fleets Corner Business Park is a prime, mixed-use park, benefiting from bold prominence to the A349 Waterloo Road to the west and A3049 dual carriageway to the East and extends to approximately 27 acres bounded by Hatchpond Road to the north, Fleets Corner and Nuffield Road to the south.

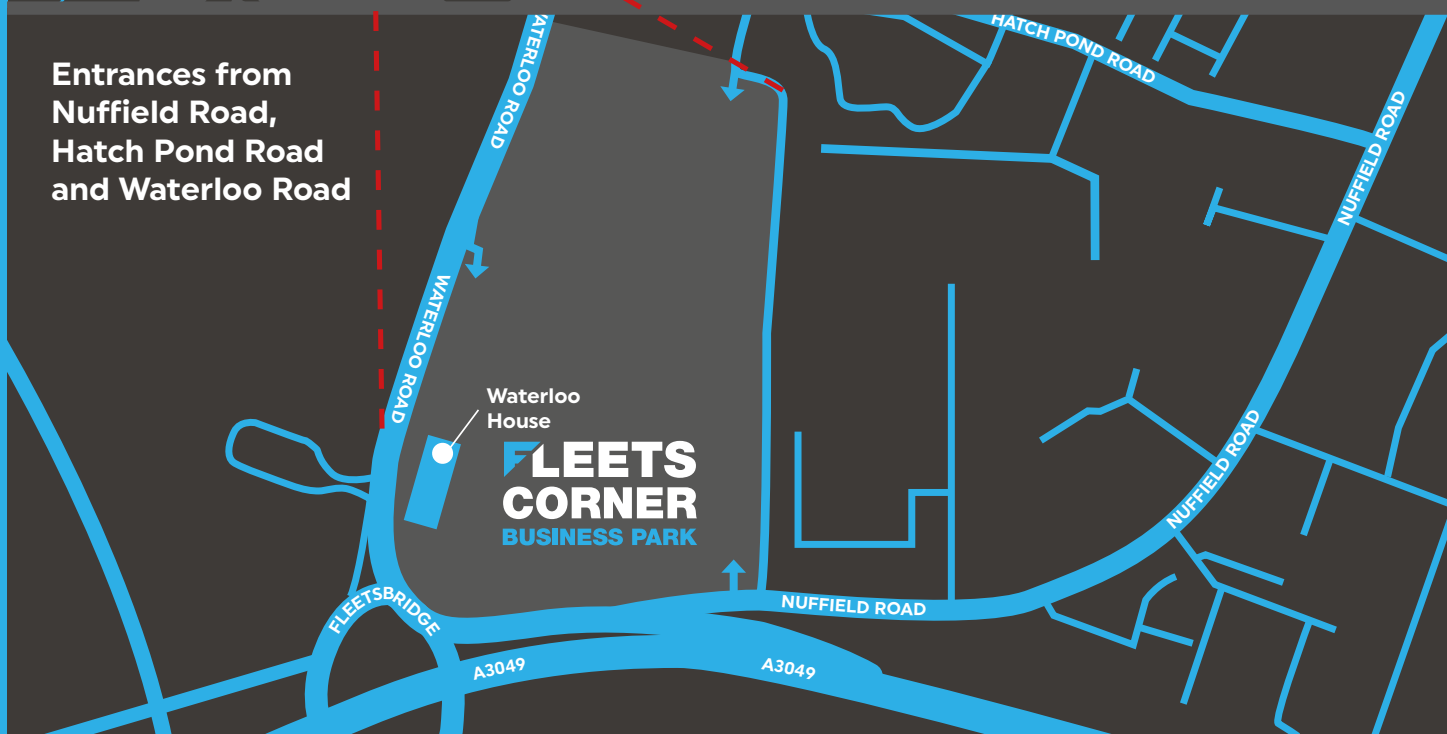
The Estate fronts the Fleets Corner Roundabout from which the A35 provides part dual carriageway communications westwards to Dorchester and beyond.

From Fleets Corner the A349 connects northwards to the A31 which provides dual carriageway access to the M27 and M3 motorway networks and ultimately London beyond.

Amenities

The following amenities are located in the immediate vicinity:

- Starbucks Drive-thru (On site)
- Travelodge
- Tesco
- David Lloyd Poole
- Subway
- Patisserie Mark Bennett
- Burger King



Entrances from
Nuffield Road,
Hatch Pond Road
and Waterloo Road

Waterloo House
FLEETS CORNER
BUSINESS PARK

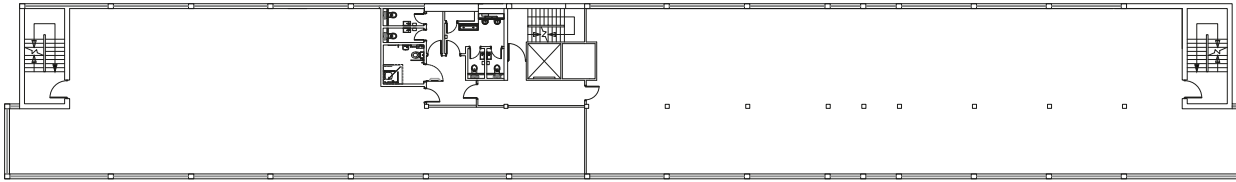
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Typical floorplan



Description

Waterloo House forms part of the Fleets Corner Business Park and benefits from extensive frontage to the A349 Waterloo Road. A new Starbucks has just opened at the front of the site.

The building is arranged over three storeys and is accessed from a communal entrance on the ground floor where there is a communal reception leading to a core with one lift and stairs, providing access to the upper floors. Communal cloakroom facilities are also provided within the core.

Summary of Accommodation

	Sq m	Sq ft
Ground Floor North	229	2,470
First Floor North	255	2,747
Total net internal area approx.	484	5,217

Parking

Ground Floor North	11 car parking spaces
First Floor North	12 car parking spaces

Specification

The floor has been refurbished to include the following:

- New windows
- New carpets
- New lighting
- New ceilings
- Redecorated throughout
- New radiators
- Refurbished communal areas



Gallery



Lease

The suites are available to let by way of new full repairing and insuring leases for negotiable terms, incorporating upward only, open market rent reviews.

Rent

£12.50 per sq ft exclusive of rates, VAT, service charge, insurance premium and all other outgoings.

Service Charge

A service charge is payable in respect of the upkeep and maintenance of the estate and also in respect of the maintenance, repair and upkeep of the common parts of Waterloo House. Further information is available upon request.

Rateable Values

To be reassessed.

EPC Rating

B - 49

Legal Costs

As is customary, an incoming tenant is to be responsible for the landlord's reasonable legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.





Viewing

Strictly by prior appointment through the joint sole agents Goadsby and CBRE through whom all negotiations must be conducted.



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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

The Code For Leasing Business Premises

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available **HERE**.



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