



Location

Poole is an affluent town on the south coast of England. The unit is located in a prominent position overlooking the A350 coming into the centre of Poole. The development is adjacent to ASDA including a 125 Bedroom Travelodge Hotel along with Anytime Fitness, Subway and Costa. In addition the site has 84 dedicated parking spaces.

Unit A comprises the areas outlined below but can be combined with Unit B to offer 11,000 sq ft.

Accommodation

Ground Floor	6,500 sq ft	604.09 sq m
Total	6,500 sq ft	604.09 sq m

Lease Term

The premises are available by way of a new lease for a term of years to be agreed.

Planning

The property benefits from A1 / A3 planning.

Contact

Ben Oliver
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boliver@klmretail.com

Rent

Rental offers are invited in the region of £17.50 per sq ft.

Rates

Rateable Value	£TBA
Rates Payable (2018/19)	£TBA

To be assessed following completion. Interested parties are advised to contact the Local charging Authority to verify these figures for themselves.

Service Charge

The service charge is estimated in the region of £1 per sq ft.

Energy Performance Certificate

Available upon request.

Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Or through our joint agents

Anthony Williams
Angermann Goddard & Loyd
020 7 605 5110



The Quay

RNLI

High St

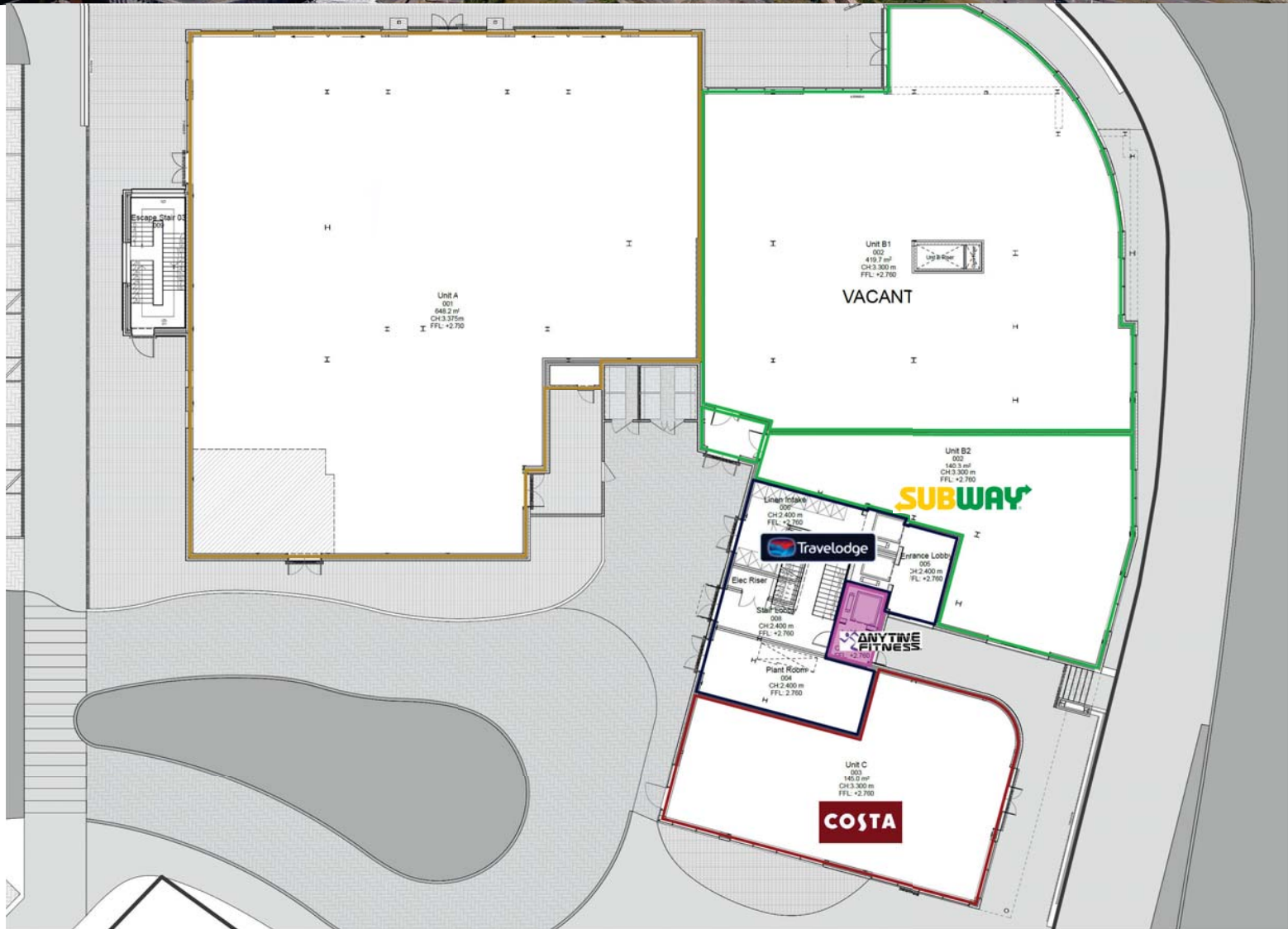
ASDA



THE SITE

THE DOLPHIN SHOPPING CENTRE

Railway Station



Unit A
001
648.2 m²
CH:3.375m
FFL: +2.750

Unit B1
002
419.7 m²
CH:3.300 m
FFL: +2.750

VACANT

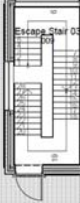
Unit B2
002
140.3 m²
CH:3.300 m
FFL: +2.750

SUBWAY

COSTA

Travelodge

ANYTIME FITNESS



Linkin Staircase
000
CH:2.400 m
FFL: +2.750

Elec Riser
000
CH:2.400 m
FFL: +2.750

Plant Riser
000
CH:2.400 m
FFL: 2.750

Entrance Lobby
005
CH:2.400 m
FFL: +2.750