



TO LET

M UNIT 8

///drips.speech.sling
Canford Heath
Poole, Dorset
BH17 9DW

Local Occupiers Include





DESCRIPTION

A neighbourhood shopping centre anchored by a large Asda supermarket and the popular Haymoor Public House. There is a large car park to the front and ample servicing to the rear. The site which is approximately 2 miles north of Poole town centre also benefits from a petrol filling station.

AREA

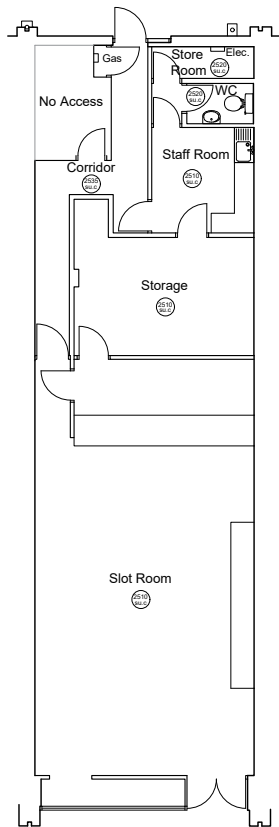
1,243 sq.ft (115.4 sq.m)

RENT

£24,995 per annum



FLOOR PLAN



RATES

Rateable Value: £11,250

SERVICE CHARGE & INSURANCE

Service Charge: £2,150

Insurance: £750

SERVICES

The unit has electricity connected.

ENERGY PERFORMANCE

EPC: D. Further information available upon request.

PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.





George Watson

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 View on Google Maps

Viewing
Strictly via prior appointment
with the appointed agent:



Thomas Simpkin


01202 551821


tsimpkin@ellis-partners.co.uk

SERVICES

 **16 EV Chargers on site**

 **Parcel Delivery Lockers**

 **100+ Parking Spaces**
plus additional staff parking and delivery areas

 **Free Onsite Parking**
(first two hours)

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