

ATTRACTIVE & PROMINENT COMMERCIAL UNITS

Poole, BH15 1HU



Key Highlights

- Commercial Unit(s) – A1, A2, A3 or D1 Uses Permitted (STP)
- Affluent Poole Quay Location
- 3 commercial units totalling 450.6 sq m (4,850 sq ft)
- Adjacent to 70,000 sq ft of neighbouring retail and leisure uses
- Extensive frontage facing East Quay Road
- Nearby occupiers include Tesco, Paver Shoes and Banana Wharf
- New Full Repairing and Insuring Lease(s) Available

SAVILLS SOUTHAMPTON
2 Charlotte Place
Southampton SO14 0TB

+44 (0) 23 8071 3900

savills.co.uk

savills

Location

The property is located fronting East Quay Road adjacent to Old Orchard on the former Poole Pottery site. The property is being redeveloped to provide 64 apartments and 3 commercial units capable of amalgamation.

The proposed scheme (STP) sits adjacent to the 70,000 sq ft Dolphin Quays development on Poole Quay. Nearby occupiers within the development include Pavers Shoes, Tesco Express, Deli on the Quay, Quay Café, Chat Italian Kitchen, Rancho Steak House & Banana Wharf. The Quay Visitors multi storey car park is also located nearby (550 spaces).



Description & Planning

The former Poole Pottery building under application APP/18/00792/P is to be demolished and erected in its place a mixed use development comprising A1, A2, A3 and/or D1 commercial units and 64 apartments together with associated access and undercroft. The units are capable of being split into smaller units or indeed amalgamated and therefore proposals will be considered based on requirements and strength of covenant.

Rateable Value

The commercial unit(s) Rateable Value will be assessed upon completion of the development.

Tenure

The unit(s) will be available by way of a new full repairing (service charge) and insuring lease, term to be agreed.

Rental Guide

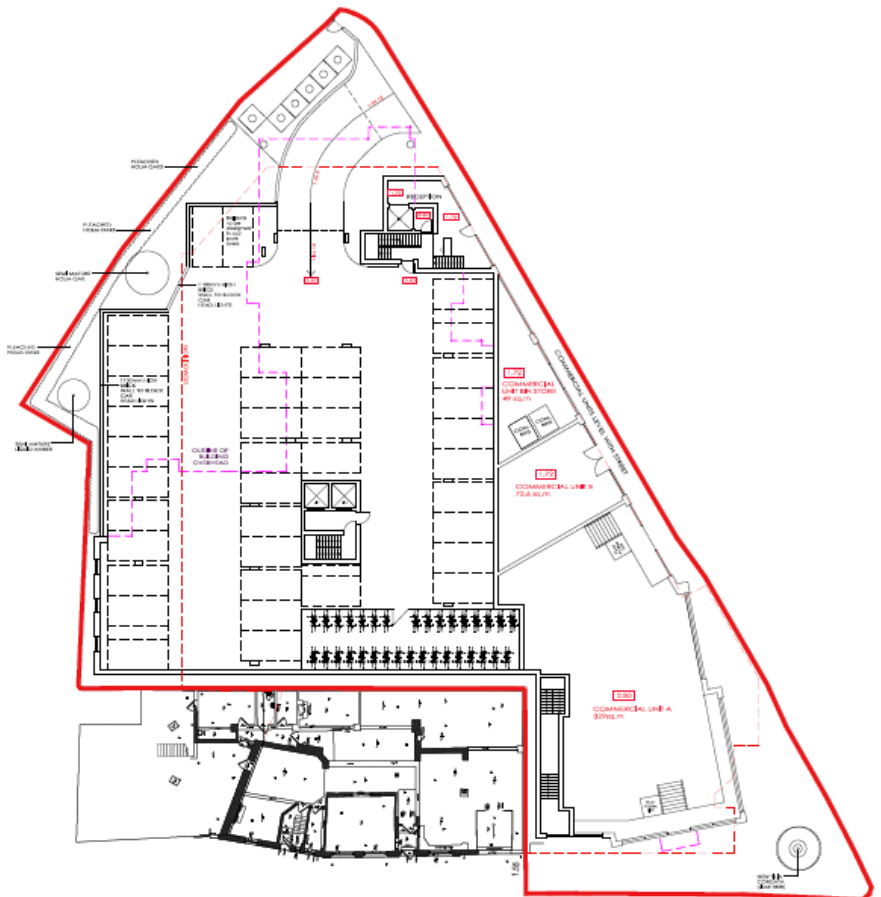
£15 per sq ft.

Energy Performance

The EPC will be provided on completion of the works.

Viewing

For a formal viewing, strictly by appointment with Savills.



Contact

Adam Bullas
+44 (0) 23 8071 3957
abullas@savills.com

Savills
2 Charlotte Place
Southampton SO14 0TB

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Designed and Produced by Savills Marketing: 020 7499 8644 | July 2019