

TO LET

LEASEHOLD DEVELOPMENT
UNIT AVAILABLE

4,293-7,388 sq.ft
(398.8-686.3 sq.m)



Indicative Image



CANFORD HEATH

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



DESCRIPTION

An opportunity to let a self-contained building extending to approximately 4,293-7,388 sq.ft, located within the Canford Heath scheme. The unit is offered to let on a leasehold basis.

Interested parties are invited to make their own enquiries regarding planning, services and development potential.

RENT

POA

TENURE

Leasehold

IDENTITY CHECKS

In order to comply with AntiMoney Laundering Legislation, any purchaser will be required to provide identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

LEGAL COSTS

Each party is responsible for their own legal costs

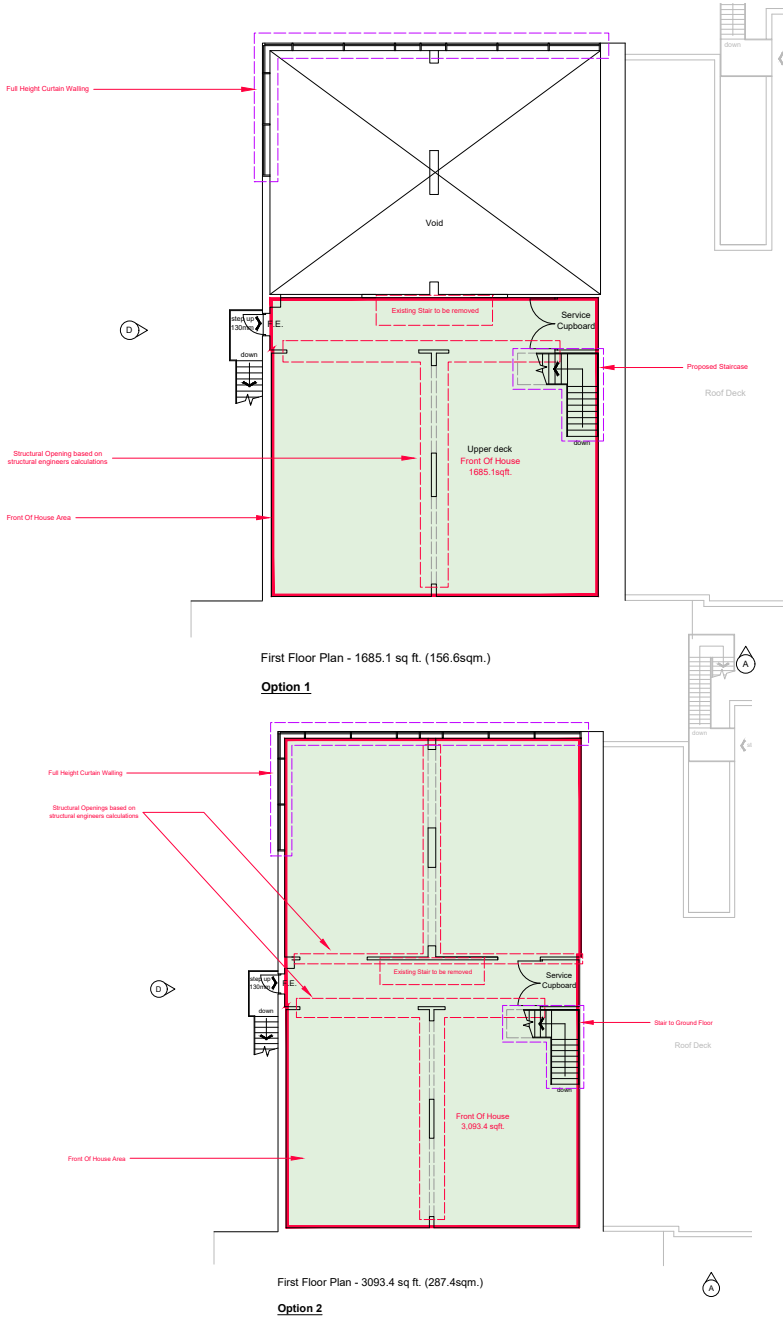
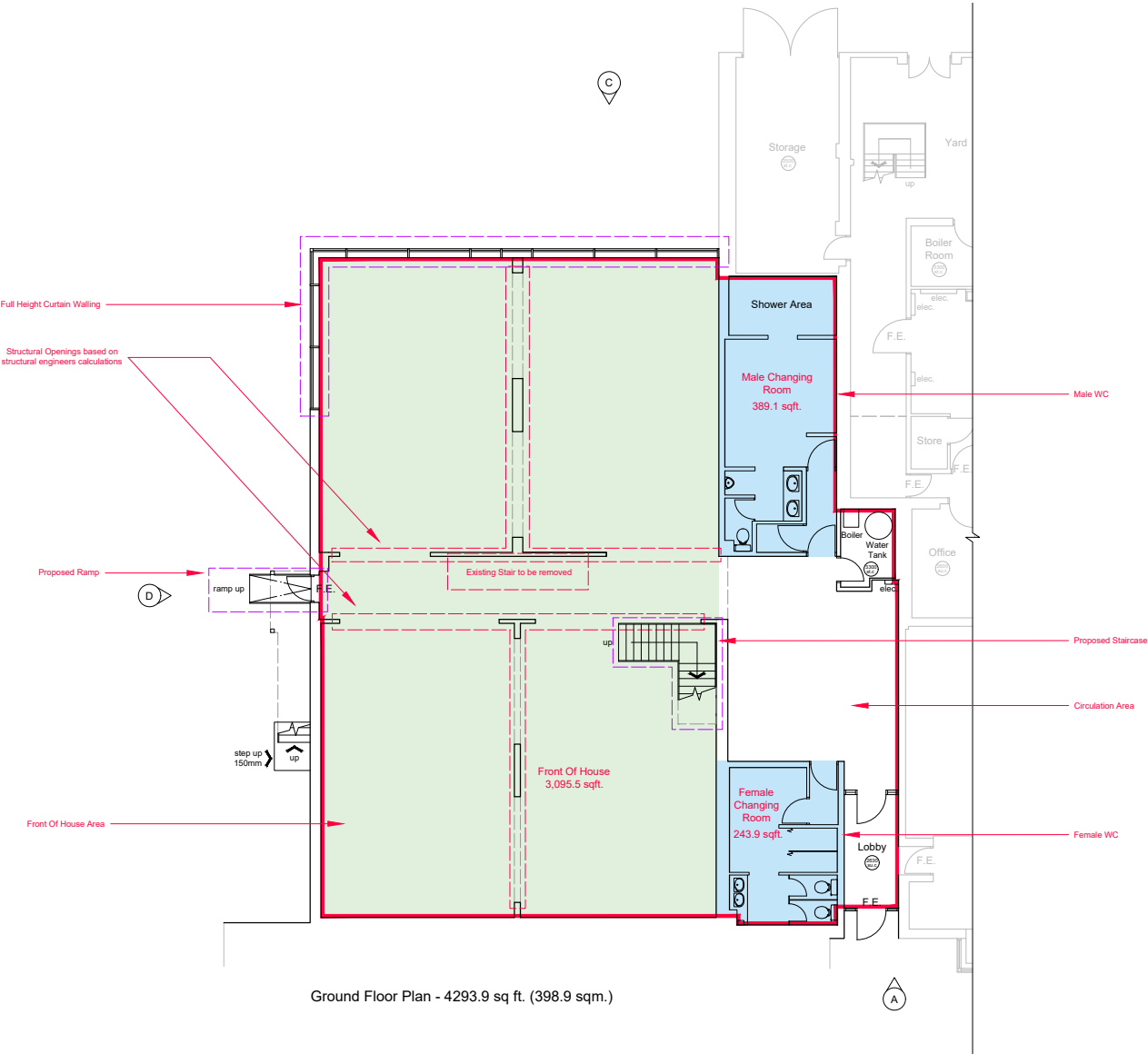
LOCATION

Canford Heath is 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.





PROPOSED PLANS





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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M[®]Core
LCP UK



George Watson

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0117 990 2200

GWatson@lcpproperties.co.uk

Viewing

Strictly via prior appointment
with the appointed agent:



Thomas Simpkin

07341 841 739

tsimpkin@ellis-partners.co.uk

Creative Retail

Scott Robertson

07831 856 733

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