

UNITS TO LET

FROM
2,879 ft²



SOUGHT AFTER TRADE
COUNTER LOCATION



ADJACENT
TO THE A349



HIGH PROFILE
TENANTS



www.ipif.com/chancerygate

TRADE COUNTER UNITS TO LET

CHANCERYGATE TRADE CENTRE
BROADSTONE WAY, POOLE, BH17 7AE

IPIF

LOCATION

Chancerygate Trade Centre is located in a highly prominent location fronting Broadstone Way (A349). The trade centre is approximately two miles to the north of Poole town centre.

Chancerygate is a main local distributor route linking with the Holes Bay Road dual carriageway (A350) and provides good communications within the south east Dorset conurbation and with other main centres.

DESCRIPTION

Chancerygate Trade Centre comprises 14 modern trade units arranged as 2 terraces, totalling 41,500 ft² (3,855 m²).

Constructed in 2007, the estate provides high quality accommodation which are of steel portal frame construction with profiled clad elevations.

DRIVE TIMES

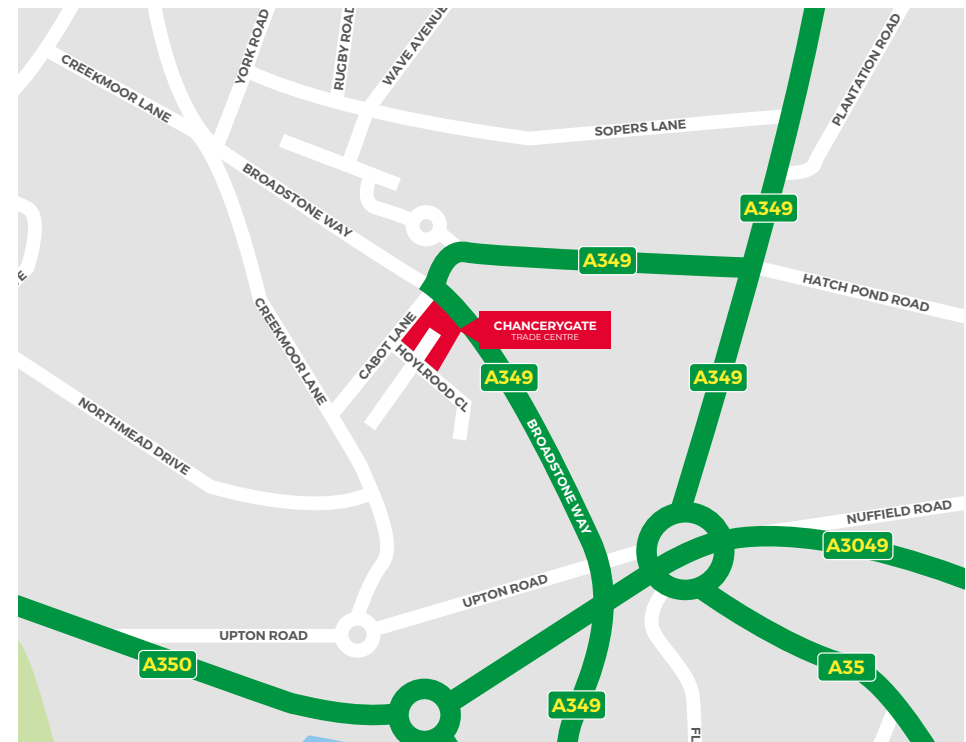
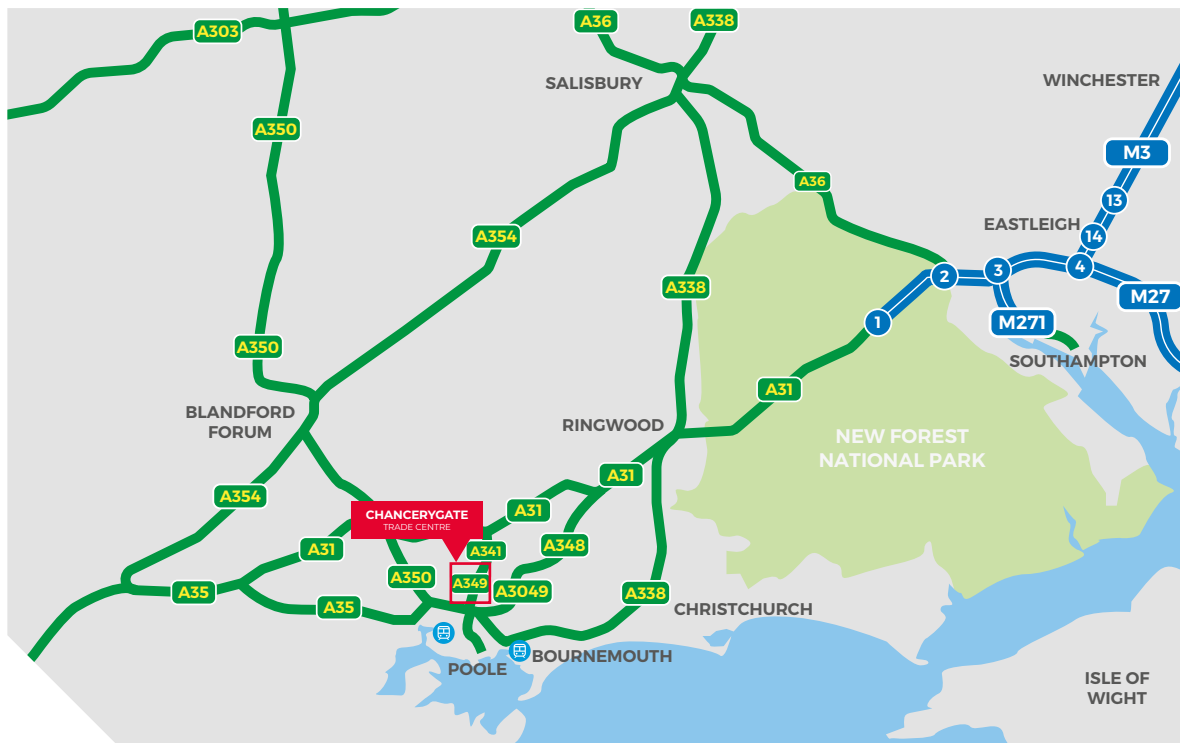
Destination	Miles	Minutes
Bournemouth	7 miles	25 min
Salisbury	32 miles	56 min
Southampton	35 miles	56 min
Portsmouth	54 miles	1 hr, 7 min
Bristol	78 miles	2 hr, 8 min
London	109 miles	2 hr, 32 min

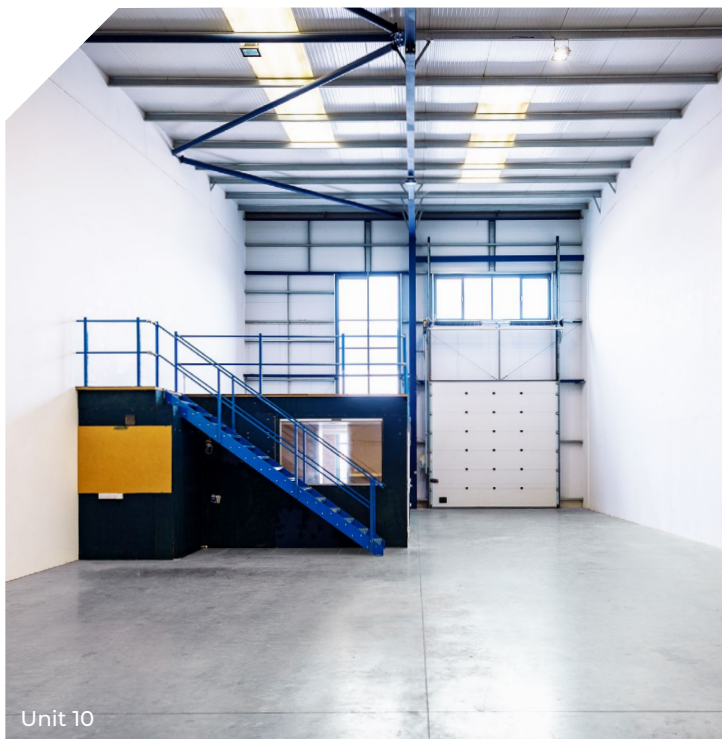
LOCAL TRAINS

Station Name	Miles	Proximity
Poole	2 miles	South West
Parkstone	3 miles	South East



Direct trains to Weymouth, Bournemouth, Southampton Central and London Waterloo





Unit 10

UNIT	OCCUPIER
1-2	KEW ELECTRICAL DISTRIBUTORS
3	MASTERTech
4	SEVENDAY WINDOWS
5	DULUX DECORATOR CENTRE
6	EUROCELL
7	TO LET
8-9	SCREWFIX DIRECT LTD
10	TO LET
11	DTU TRADE WINDOWS
12	TO LET
14-15	WOLSELEY PLUMB & PARTS



Unit 7

SPECIFICATION

- Profiled steel / microrib steel cladding
- Steel clad insulated roofs incorporating daylight panels
- Internal eaves height of 6.95 m
- 30kN/m² floor loading
- 3 phase electricity, gas & telecom
- Electrically operated sectional up and over loading doors
- Concrete ground floor
- Allocated car parking

ACCOMMODATION

The available accommodation comprises of the following gross external areas:

	FT ²	M ²	EPC
UNIT 7	4,381	407	B 32
UNIT 10	2,879	267	B 42
UNIT 12	2,895	269	D 78



Unit 12





SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

RATEABLE VALUE

Unit 7: £38,750 (from 1 Apr 2023)
Unit 10: £25,550 (from 1 Apr 2023)
Unit 12: £28,250 (from 1 Apr 2023)

LEGAL COSTS

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

ENERGY PERFORMANCE RATING

Unit 7: B 32
Unit 10: B 42
Unit 12: D 78

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates

LEASE TERMS

The units are available on new full repairing and insuring leases.

RENT

On application.



On behalf of the landlord

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