



**M**

**UNITS D2 - D5**

Dolphin Quays,  
Poole, Dorset,  
BH15 1HH

Local Occupiers Include

**TESCO**  
*Express*  **Pavers**  
**LUSH**

### DESCRIPTION

The property comprises a mixed use development with the commercial known as Quayside and the residential element as Dolphin Quays.

- Prominent ground floor corner position
- Commanding Quay Position
- High footfall location
- Located close to established operators such as Tesco Express and Paver Shoes

### UNIT SIZE

Total Area: 6,755 sq.ft (628 sq.m)

### RENT

Price upon application.

### BUSINESS RATES

Rateable Value: £47,750.

### SERVICES

All mains services are available.

### SERVICE CHARGE & INSURANCE

Service Charge: £2.75 per sq.ft (subject to annual variation).

### ENERGY PERFORMANCE

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.



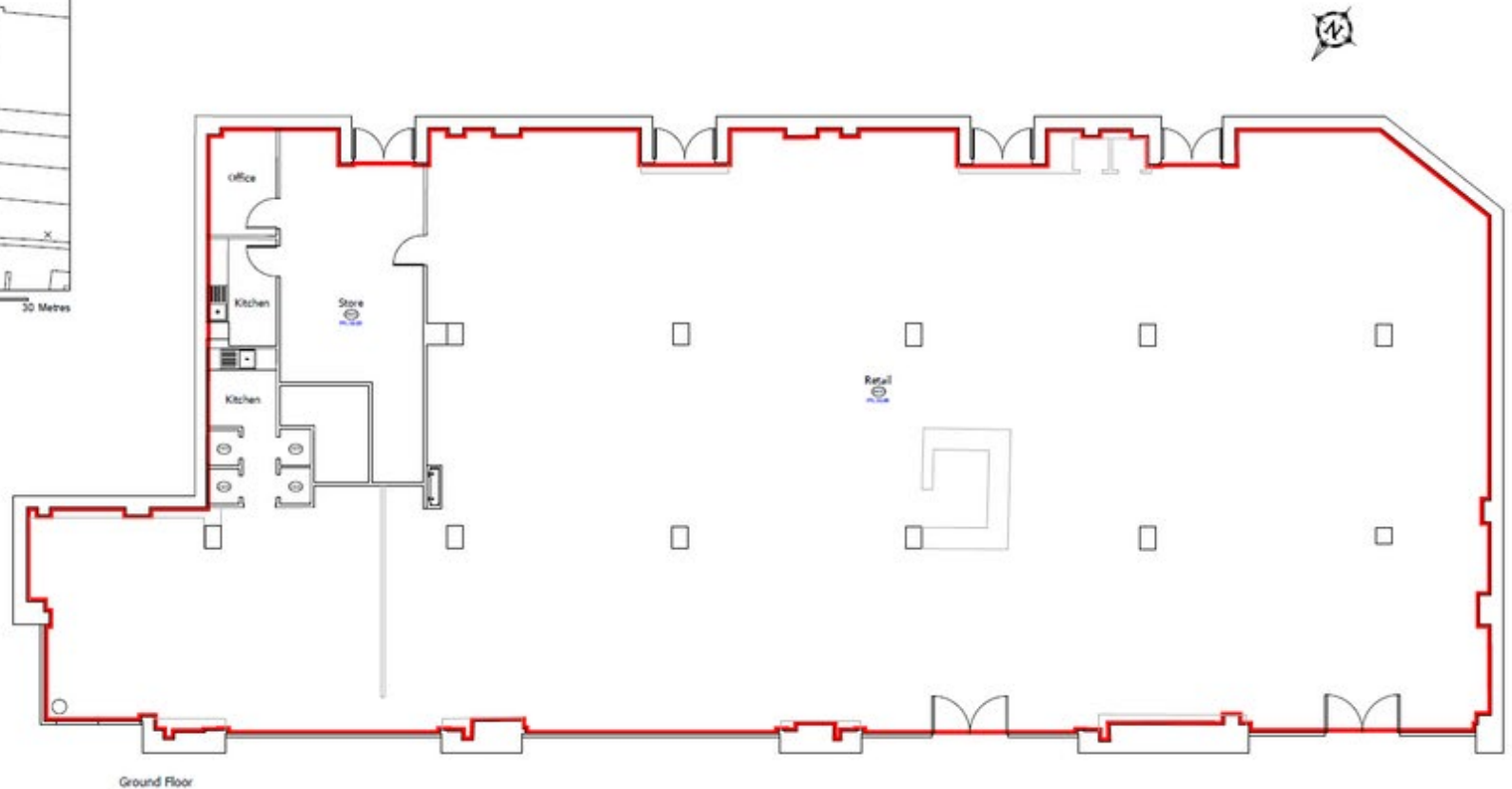
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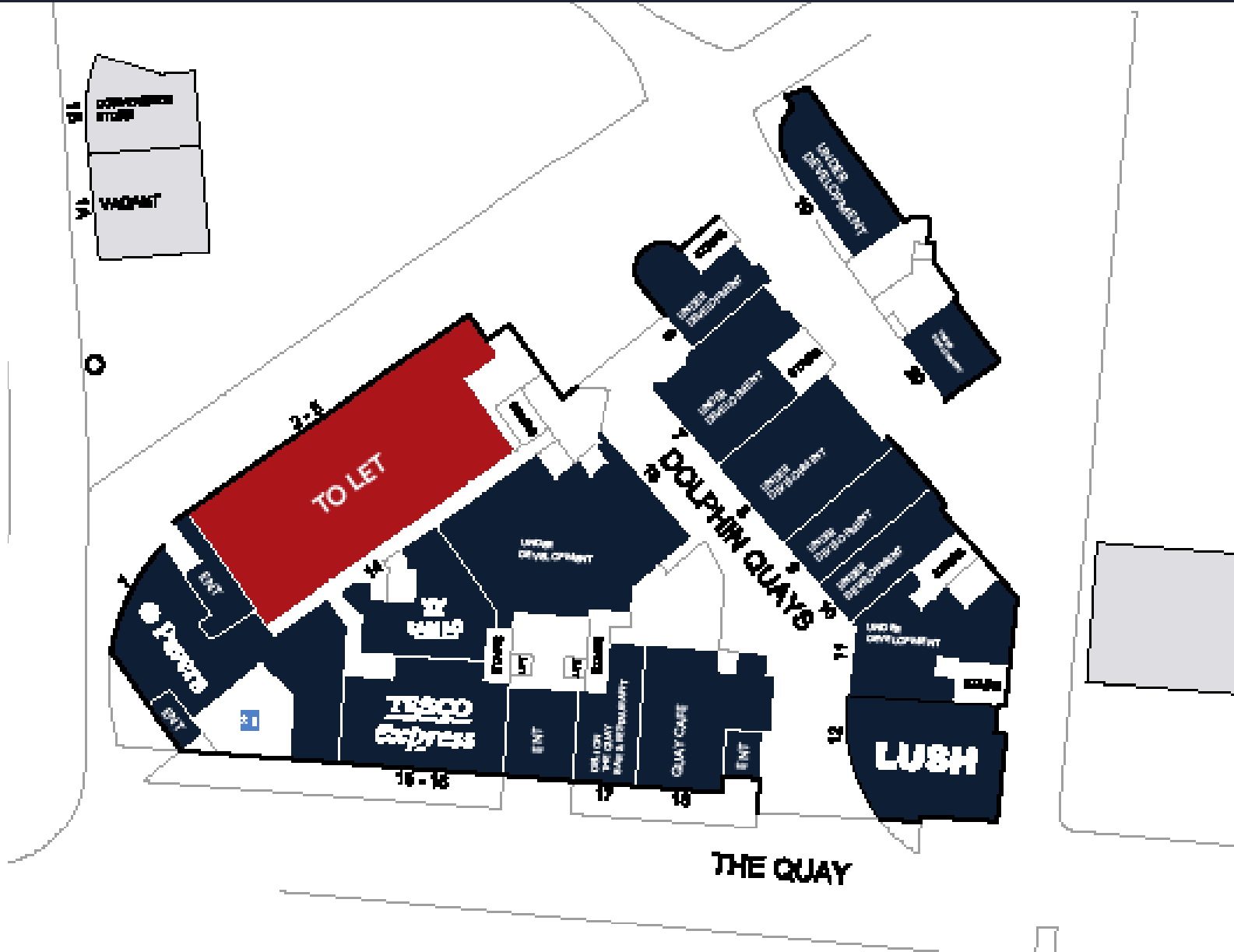
Retail Units On-Site



156,066 sq.ft

Total Area





## SHEET ANCHOR EVOLVE

part of M<sup>®</sup>Core

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**Viewing**  
Strictly via prior appointment  
with the appointed agents



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\*\*Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.