

BAYSIDE BUSINESS CENTRE

SOVEREIGN BUSINESS PARK

48 Willis Way, Poole, Dorset BH15 3TB

Freehold Business
Centre Investment

Guide Price:
£1,800,000





Executive Summary



PROPERTY TYPE

Commercial Investment



SIZE

13,627 SQFT / 1,266 SQM



COMMERCIAL / RESIDENTIAL

Commercial



CLOSEST TRAIN STATION

Poole
(1.9 miles)



**BAYSIDE
BUSINESS
CENTRE**



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About Bayside Business Centre

Bayside Business Centre offers flexible, modern office spaces and comprehensive business services in Poole. The business generates in excess of £250,000 per annum across serviced and virtual offices.

This is a unique opportunity to acquire the freehold, which comprises of 11,367 sq.ft. of office space and an additional 2,260 sq.ft. of warehouse/light industrial space and 32 parking spaces. There are 30 business office suites available, they are almost always at 100% occupancy and a further 5 warehouse areas all of which are occupied.





Bayside Business Centre



Pool Station



CLOSEST TRAIN STATION

Poole (1.9 miles)



CLOSEST LOCAL AMENITY

Town Centre (1.6 miles)

Location

Located along the scenic edge of Poole Harbour at Holes Bay, Bayside Business Centre offers an exceptional setting for businesses seeking a convenient and attractive location. This prime position provides easy access to Poole, Bournemouth, and the surrounding areas, making it an ideal choice for companies looking to connect with the local community.

The centre is just a short walk from Poole train station, ensuring seamless transport links for employees and clients alike. The area is surrounded by a range of amenities, including retail parks, supermarkets, gyms, and restaurants. Situated close to Poole town centre and positioned on a main link road, Bayside Business Centre is perfectly placed for accessibility, convenience, and visibility.



BAYSIDE
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Accommodation Schedule

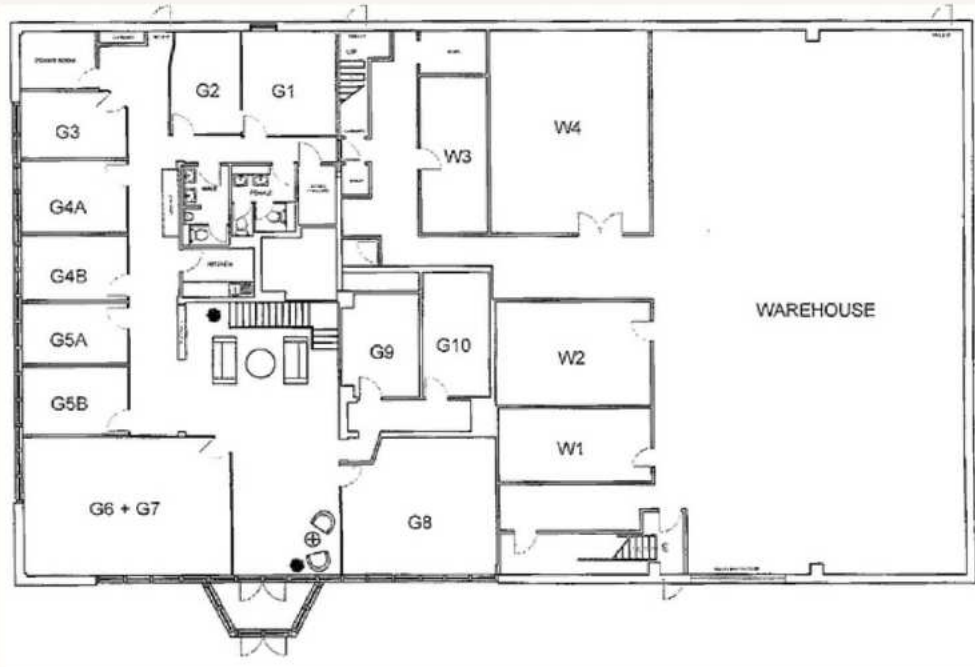


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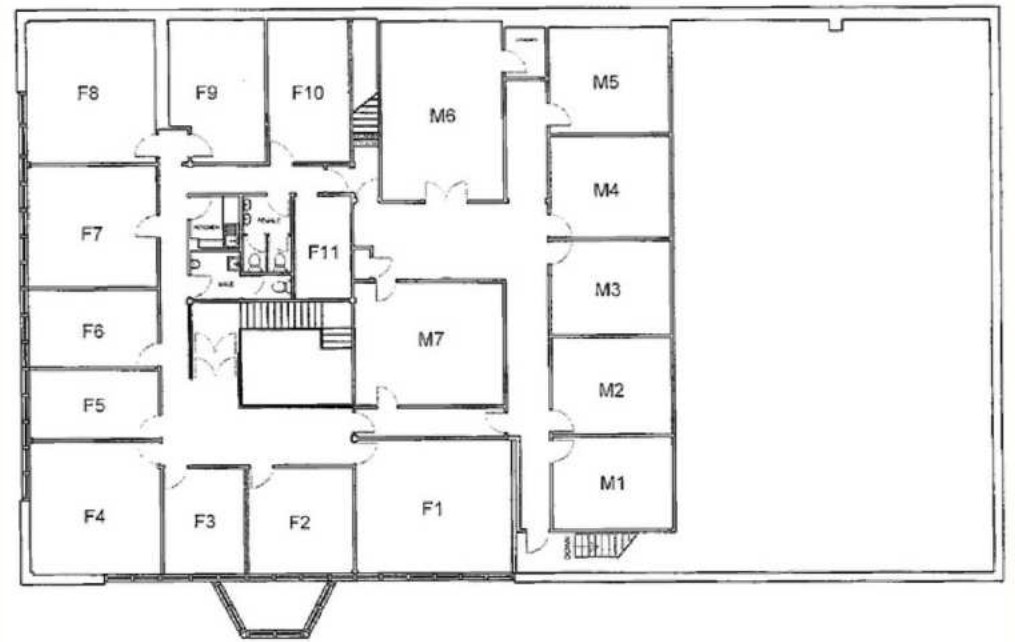
| Description | Rent PCM | Area (SQFT) |
|---|-------------------|-------------------|
| Serviced Office | £1,073.60 | 319 |
| Serviced Office | £500.00 | 171 |
| Serviced Office | £490.00 | 131 |
| Management Office | - | 263 |
| Serviced Office | £450.00 | 133 |
| Serviced Office | £300.00 | 148 |
| Serviced Office | £575.00 | 235 |
| Serviced Office | £720.00 | 275 |
| Serviced Office | £450.00 | 206 |
| Serviced Office | £275.00 | 175 |
| Serviced Office | £250.00 | 89 |
| Serviced Office | £550.00 | 272 |
| Serviced Office | £363.00 | 109 |
| Serviced Office | £350.00 | 106 |
| Serviced Office | £395.00 | 118 |
| Serviced Office | £300.00 | 111 |
| Serviced Office | £385.00 | 100 |
| Serviced Office | £1,150.00 | 452 |
| Serviced Office | £1,095.00 | 340 |
| Serviced Office | £250.00 | 128 |
| Serviced Office | £363.00 | 131 |
| Serviced Office | £385.00 | 172 |
| Serviced Office | £395.00 | 173 |
| Serviced Office | £375.00 | 171 |
| Serviced Office | £375.00 | 183 |
| Serviced Office | £450.00 | 192 |
| Serviced Office | £725.00 | 326 |
| Meeting Room | £250.00 | 272 |
| Warehouse Bay | £236.50 | 181 |
| Warehouse Bay | £275.00 | 254 |
| Warehouse Bay | £242.00 | 164 |
| Warehouse Bay | £250.00 | 508 |
| Main Warehouse | £1,650.00 | 2458 |
| Revenue Per Month from Serviced Accommodation | £15, 893.10 | |
| Revenue Per Month Fee Virtual Office | £3,325.00 | |
| Total Revenue Per Month | £19,218.10 | 9,066 sqft |



Floorplans



Ground Floor



First Floor

Further Information:

TENANCIES:

As of June 2024, the gross rental income for the Business Centre was £250,027.04 split across Serviced Office and Virtual Office income as £210,654.36 and £39,372.68 respectively. The cost of sales equates to approximately £55,428.71, creating an annual gross income, after costs of £194,598.33. An up to date schedule of income and costs can be provided upon request.

VAT:

Not subject to VAT

PROPOSAL:

£1,800,000

VIEWINGS:


Available strictly by appointment only

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