

FORMER POOLE CIVIC CENTRE

MUNICIPAL BUILDINGS | POOLE CIVIC CENTRE
POOLE | BH15 2RU

FREEHOLD REDEVELOPMENT OPPORTUNITY (STP)

CBRE



FORMER POOLE
CIVIC CENTRE

MULTI-STOREY
CAR PARK

CIVIC CENTRE
ANNEXE

BCP Council owned
Site boundary for illustrative purposes

INVESTMENT HIGHLIGHTS



- The Former Poole Civic Centre site has a commanding location along the A35 and Sandbanks Road, the main transit route through Poole.
- The site provides a rare opportunity to acquire a series of landmark buildings consisting of three properties with a combined area of c.4.42 acres and c.247,814 sq.ft. (gross internal area).
- The three properties can be acquired together or individually and include:
 - The Former Poole Civic Centre
 - Multi-Storey Car Park
 - Civic Centre Annexe
- The Former Poole Civic Centre sits within a Conservation Area, whilst the Multi-Storey Car Park and Civic Centre Annexe are not.
- The site is offered Freehold with vacant possession.
- Various redevelopment opportunities (subject to planning) which have been explored at a high level via a feasibility study.
- Extensive Vendor dataroom.

LOCATION

POOLE IS A COASTAL TOWN IN DORSET, KNOWN FOR ITS STUNNING NATURAL HARBOUR, THE SECOND LARGEST IN THE WORLD.

The town boasts beautiful sandy beaches, including the popular Sandbanks, and a vibrant waterfront with shops, restaurants, and cafes. Poole's rich maritime history is evident in its historic quay and the Poole Museum, which showcases local heritage.

The town is also a gateway to the picturesque Purbeck Hills and the Jurassic Coast, a UNESCO World Heritage Site. With a range of recreational activities, including sailing and water sports, Poole is a popular destination for both tourists and locals.

The highly visible Former Poole Civic Centre site is located 1.9 miles from Poole Quay, providing road access and strong public transport connections.



ROAD

	Drive (Mins)	Distance (Miles)
Parkstone Train Station	3	1.2
Poole Quay	7	1.9
Bournemouth	14	5.2
Southampton	54	36.2



AIRPORTS

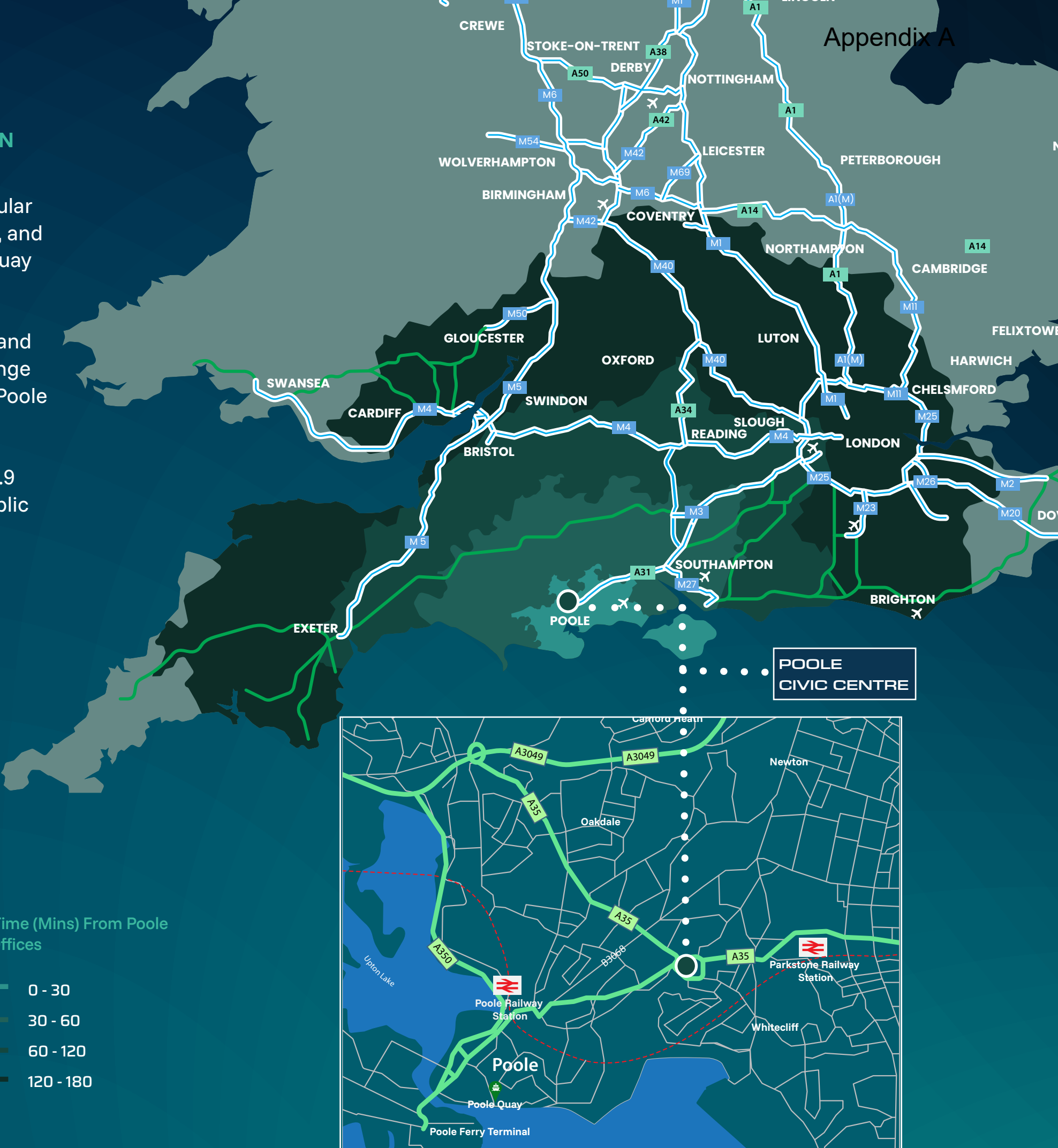
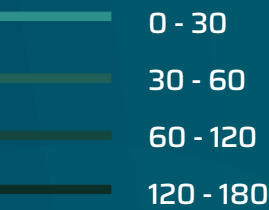
	Drive (Mins)	Distance (Miles)
Bournemouth International	20	9.6
Southampton City	49	36.7
London Heathrow	110	94.7



PORT TERMINALS

	Drive (Mins)	Distance (Miles)
Poole Ferry Terminal	5	1.4
Lymington Ferry Terminal	52	22.8
Southampton Ferry Terminal	54	36.2

Drive Time (Mins) From Poole Civic Offices





SITE PLAN

FORMER POOLE CIVIC CENTRE



Site boundary for illustrative purposes

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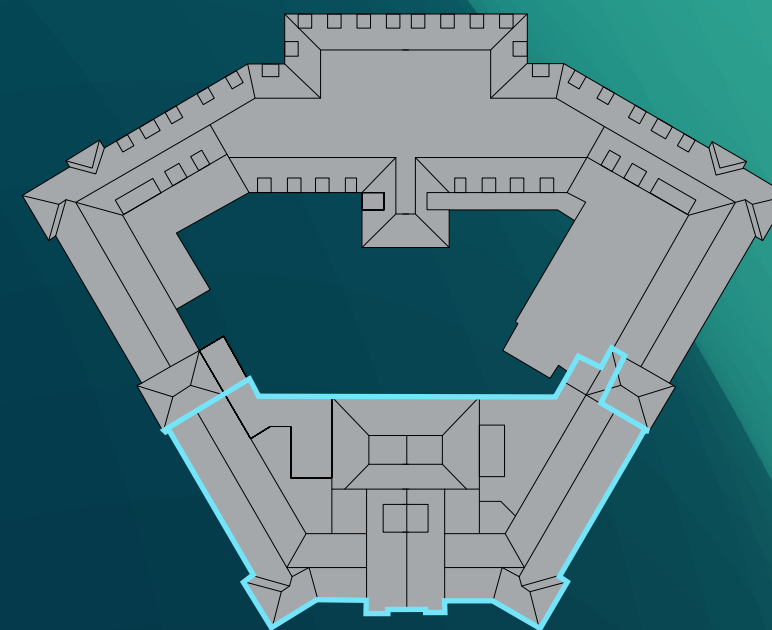
The Former Poole Civic Centre was built in 1932, in art deco / neo-classical style with reconstructed stone and a low-pitched tiled roof.

The original Municipal building and boundary walls were listed Grade II in October 2019 however, the c.1980s extension forming the rear of the building are excluded from the listing. The property is within a conversation area.

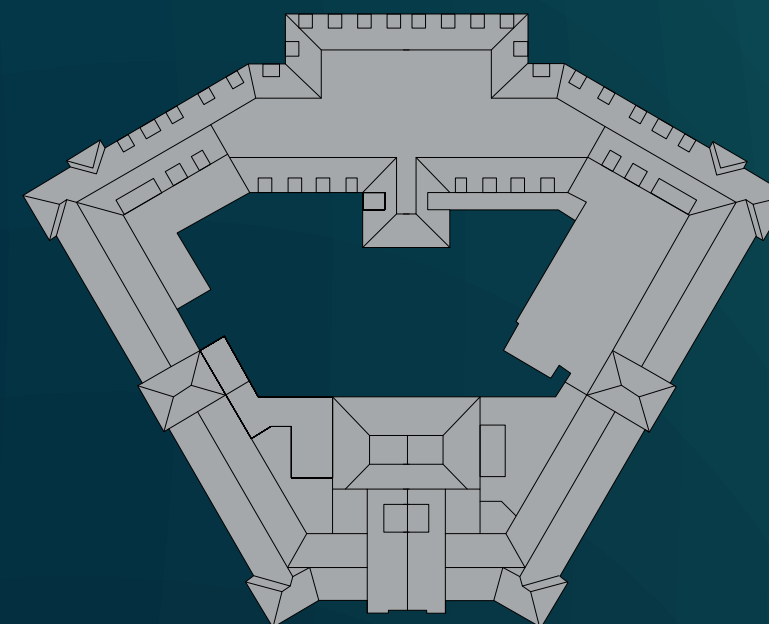
The Property has a GIA of 117,243 sq.ft and an NIA of 78,545 sq.ft. The plot, including surface level car park, extends to c.2.39 acres.



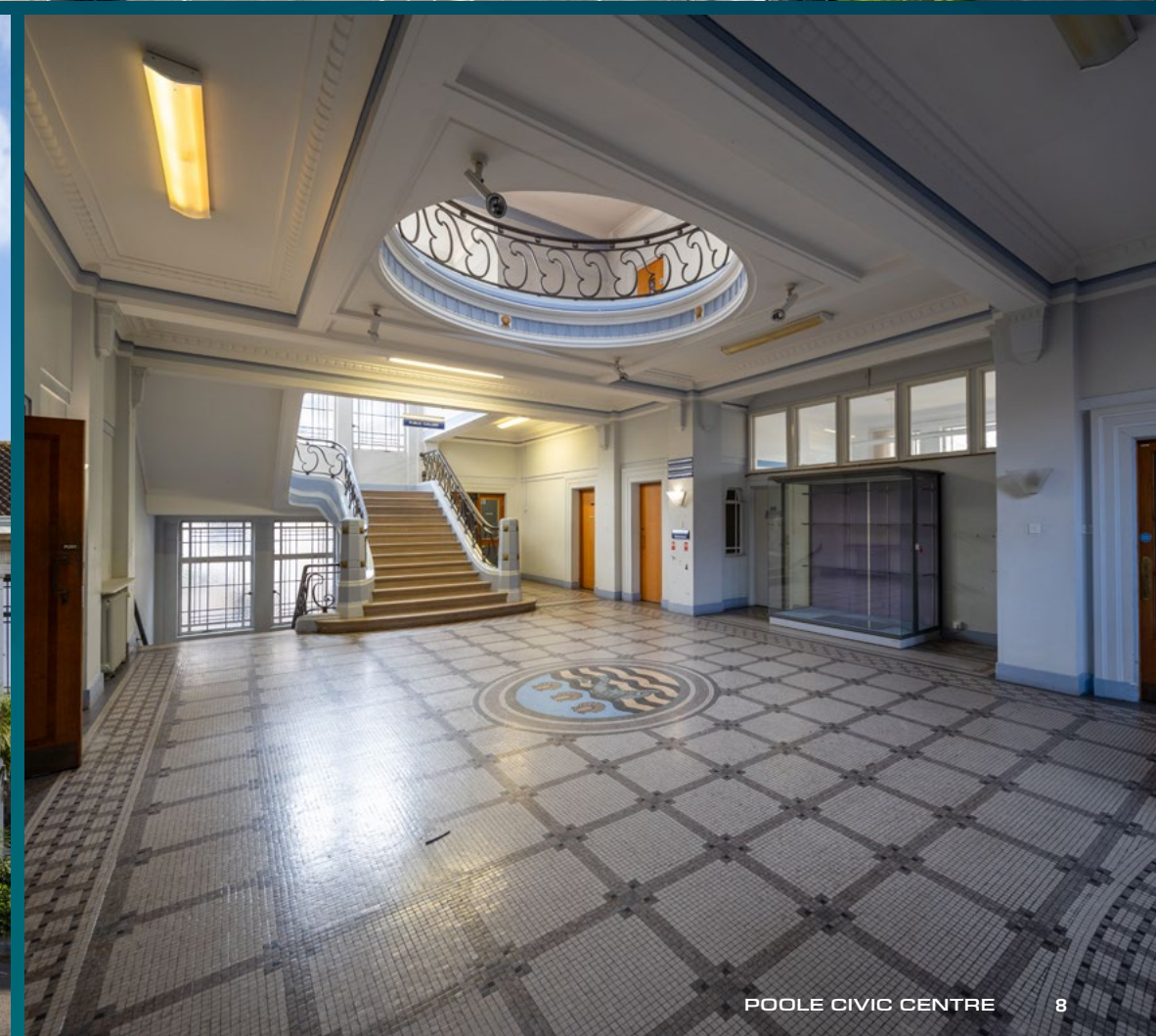
Whilst the property has been vacant since 2022, following the creation of the enlarged unitary authority, there is potential for Civic uses in part of the property. Given this, offers will be considered for the whole or part, as per the below plans:



OPTION 1: Blue area retained by Vendor. The remainder of the building is available.



OPTION 2: The whole building is available.



CIVIC CENTRE ANNEXE



Site boundary for illustrative purposes

CIVIC CENTRE ANNEXE

Locally listed due to its brutalist modernist architecture, which was prevalent when it was built in the 1960s. The property sits outside of the conservation area.

The property has a GIA of 21,814 sq.ft and an NIA of 17,835 sq.ft. The plot extends to c.0.68 acres.



Lower Ground Floor



Ground Floor

Typical floor plates



MULTI-STOREY CAR PARK



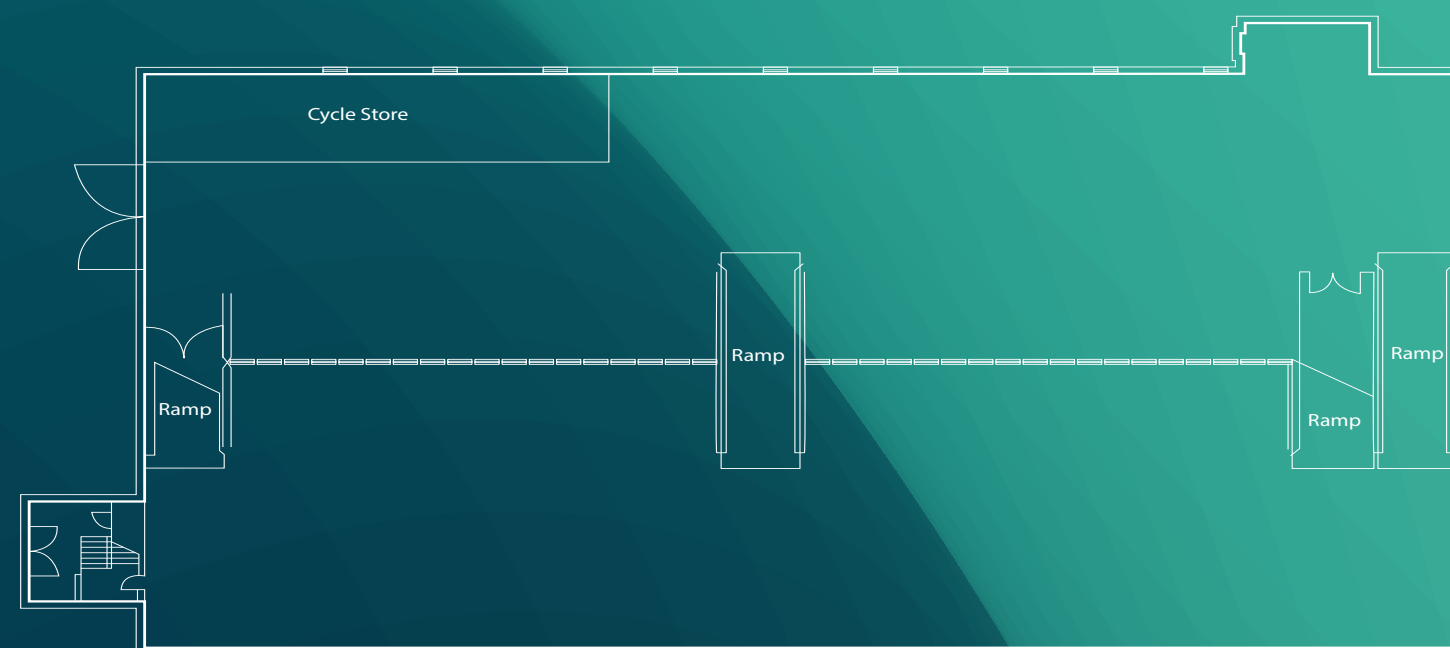
Site boundary for illustrative purposes

MULTI-STOREY CAR PARK

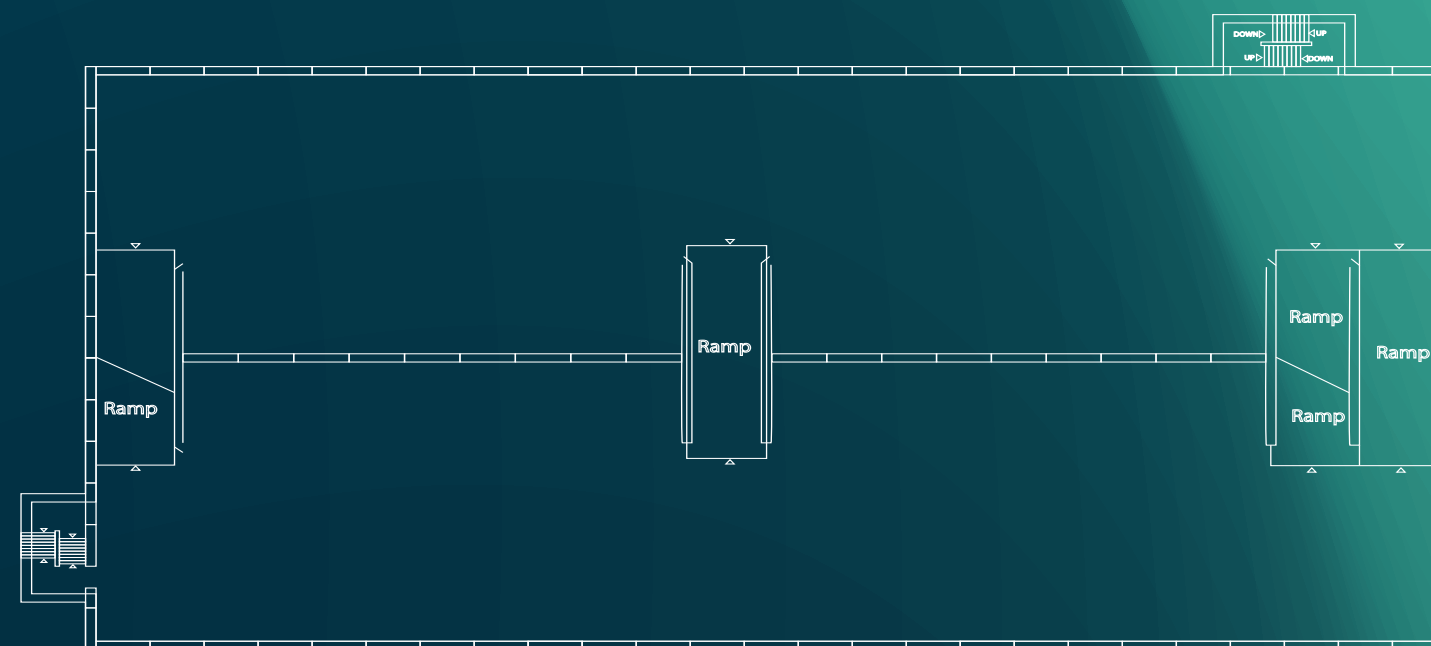
The Multi-Storey Car Park was constructed in c.1987 and has a prominent corner position facing Park Road and Commercial Road. Solar panels were added to the roof in 2014.

The car park is no longer operational. It has a GIA of 108,757 across five levels. The plot extends to c.1.30 acres.

The property is identified in the Poole Civic Site Development Brief, stating that the Multi-Storey has “potential for demolition and development of a six-storey residential building”.



Ground Floor



First Floor

Typical floor plates



FURTHER INFORMATION



VENDOR DATAROOM

The Vendor has compiled a comprehensive dataroom containing the following surveys and reports:

- Environmental Surveys (Phase 1)
- Report on Title and Searches
- Measured and Topographical Surveys
- Planning Appraisal with Architectural Interpretation

Please contact a member of the CBRE team for dataroom access.

METHOD OF SALE

Offers are invited on an unconditional basis for the freehold interest in either the entire red line demise, or for each property individually, including your preference for either Option 1 or 2 in relation to the Former Poole Civic Centre building.

The Vendor reserves the right not to accept the highest, or any offer.

INSPECTIONS

Inspections are by appointment only and can be arranged by contacting a member of the CBRE team below.

RYAN HARRIS
07788 727 737
ryan.harris@cbre.com

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CBRE

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