

2 ROWES WAREHOUSE

YOUR GATEWAY TO THE JURASSIC COAST | **POOLE QUAY**



Contacting me

Should you have an emergency you can call on **07712 585776** or email me on **ce@giv.biz**

Triff my cleaner is available on **07833 567788**

Access Codes

Key Safe: **0878** (Right hand)
Parking Bollard: **0878**
Bin Store: **Z0912**

Wifi Password

Network: **2RW**
Password: **happyHolidays**

Address

2 Rows Warehouse
4 Castle Street
Poole Quay
Dorset
BH15 1BQ

Welcome to Poole

We are looking forward to having you stay at 2 Rows Warehouse. The apartment is a smart, comfortable, fun place for you to base yourselves right on the waterfront on Poole Quay. Everyone loves the fact that you can sit in the window overlooking the harbour and watch the world go by. It is a home from home and a place to relax and you will have a fabulous time.

It goes without saying...

This flat has part of me in it. The artwork and objects have been lovingly collected from various locations around the world. Art, architecture and music from east and west are all part of my life. I'm delighted to share them with you.

So it goes without saying, please respect the apartment. Takes your shoes off at the door to respect the new carpets, and treat things with care. Accidents do happen, so please just let me know.

Most of all, have a fabulous time and enjoy that view.



ABOUT POOLE QUAY

Poole Quay is a popular holiday destination with the harbour being one of the largest inland areas of water in the world.

The immediate area is famous for being the gateway to the Jurassic Coast a World Heritage Site, with spectacular scenery and history. Brownsea Island, Corfe Castle, Durdle Door, Kimmeridge Bay, Swanage and Lulworth Cove are all within easy reach.

Poole Quay is a historic collection of old warehouse buildings fronted right on the harbour edge. Rows Warehouse is a former grain store and the most distinctive building on the quay.

From the local museum to the Chinese take away, traditional fish and chips to pizza restaurants, STORM the local seafood restaurant, the new Rockfish, Pi and Nusara Restaurants, the Quay is full of great place to eat. Then there is the Gin Bar which is fab or Pig on the Beach at Studland.

Ferry's leave from across the road to the National Trust's Brownsea Island, home to native red squirrels, or you can sail upriver to Wareham or along the Purbeck Coast to Swanage.

Whatever you are into, Dorset has something for everyone.

User Guides and House Info

Heating

The heating is controlled by a HIVE thermostat. You can easily adjust the heating by rotating the dial on the thermostat located on the wall as you enter the kitchen.

Hob

The hob is an induction hob to ensure your safety. It is touch operated. The on-off button is the left hand symbol. Placing your finger on it will turn the hob on. Choose the ring you want and use the +/- symbols to increase or decrease the heat. A pan needs to be placed onto the required hob in order for the ring to come on.

Oven

The left hand dial turns the oven on to fan setting at 1 o'clock. Pressing the centre black button and turning the right hand dial will change the oven temperature and the time you want the oven to be on for. The oven will start with a warming up setting before beeping to indicate that the desired temperature has been reached.

Extractor

To turn on / off the hob extractor touch and hold the on / off symbol in the centre under the front edge of the unit. Touch

again briefly to increase the fan speed or touch and hold to turn off the unit again.

Windows

Side barrel vaulted windows can safely be left open when not in the flat. The front lounge window should always be closed in case of changes in the weather. During the summer please leave the kitchen window open at all times to allow fresh air in.

TV

The 50" TV offers your normal TV Channels via the Virgin TIVO box. The TV itself has all the App based viewing options available; Apple TV, BBC iPlayer, ITV Hub, 4, My5, Prime Video, Samsung TV Plus, YouTube and the Internet but does not have an ariel connected so does not have terrestrial TV channels. If you do select a paid for movie or TV programme I will need to pass this cost onto you.

Virgin TV

TV Guide: press the 'Guide' button then the left, right, up and down buttons.

COFFEE

There is a new Nespresso Vertuo coffee maker. That's the one that's takes the new domed coffee capsules - I will leave out some capsules for you. (You can buy them from <https://www.nespresso.com/uk/en/order/capsules>)

WIFI

The code for the network **2RW** WiFi is **happyHolidays**

Bins

The bin store is located at the rear of the building. Go out the front door, turn left and walk past your parking space to the end of the street and turn left again and left into the rear car park. There is a double door which takes the code **Z0912**.

Work Station

There is a desk in the flat complete with monitor, keyboard and mouse and a dongle hard wired to the hub that will connect to a USB C port on your computer.

An Alexa Smart Home

When you arrive the hall ceiling lights should automatically come on and go off again after two minutes. This will continue to happen

when you pass through the front door.

The table lights in the apartment are controlled by the Alexa device.

Try saying the following in the lounge:

- Alexa we're arrived
- Alexa turn on the lights
- Alexa we're eating
- Alexa we're cooking
- Alexa we're watching telly
- Alexa we're relaxing
- Alexa it's bedtime
- Alexa goodbye

Lights are arranged in groups:

- Kitchen
- Sitting Room
- Dining Room
- Blue Bedroom
- Green Bedroom
- Desk
- Hall

Individual lamps are as follows:

- Microwave
- Toaster
- Dining Table
- Glass Bowl
- Floor Lamp
- Table Lamp

- Ceiling (Sitting Room)
- Green Bedroom
- Blue Bedroom
- Blue Shelves
- Desk
- Hall

You can also say things like: "Alexa turn on the Dining Room 50%".

So, go on, have some fun and try it out.

The key is to always start with saying "Alexa." to get the device to answer you.

All lights will work if you switch them off and on again with their individual switches - though if the lights are manually turned off at their switches they won't work on Alexa for other guests.

You can also ask Alexa to do things or provide you with information. You you try asking:

- Alexa what's the weather
- Alexa what's the time
- Alexa play classical music
- Alexa play BBC Radio 2



Travelling

2 Rowes Warehouse
4 Castle Street
Poole Quay
Dorset
BH15 1BQ

The Quay and High Street close to traffic during the summer season (see page 10). Not all Satnav's have yet taken that on board so you will need to follow the signs towards The Quay multi-storey car park at BH15 1SB and enter Castle Street from Strand Street. Look at your maps before leaving or follow the directions below. Ignore the 'No Entry' painted sign on the road - whilst the road sign has been change to a T Junction sign they haven't yet burnt off the paint from the road - and drive straight into Castle Street. The parking space is then on your right hand side, the third parking bay by the wooden fence. (There is only one wooden fence so it should be obvious).

Directions

- From London take the M3 south, the M27 west onto the A31 to Ringwood.
- Continue on the A31 past the A338.
- At the 4th roundabout turn right staying onto the A31 towards Wimborne.
- At the 3rd roundabout turn left onto the A341 to Poole and right again at the next roundabout staying on the A341 to Poole.
- Head straight across the lights.
- At the second roundabout head straight on on the A349.
- At the second set of lights and turn left onto the A349 and left again at the next lights into A349 Broadstone Way.
- Follow this road through one set of lights to the next roundabout and turn left onto the A350 duel carriageway.
- Keep in the right hand lane over two sets of lights and at the next junction take the third lane and head straight over the lights taking the immediate left turning into Dear Hay Lane.
- At the mini roundabout turn left then first right into Market Street by Sainsbury's Local.
- Take the first turning on the left into Castle Street and follow it as it bends right to the junction.
- Go straight across Strand Street and into Castle Street. (Ignoring the painted no entry sign on the road)
- Your parking space is the third on the right alongside the wooden fence with a black bollard.

Car Park Bollard

The code is **0878** - this is the large left hand black bollard. It's a combination padlock so open the padlock and lift out the bollard by making sure the pin is pushed forward. You can leave the bollard out until you leave. Only the left hand space is mine, the right hand space belongs to my neighbour so

shouldn't be used by you or your guests.

Additional Parking

The Quay Multi Story Car Park is just at the end of the road and offers very reasonably priced long term parking.

Car Charging Point

There is a rapid charging point for electric cars in Old Orchard. Turn left out of the front door, turn right into Strand Street and it's on the other side of the road.

Key Safe

Located on the fence to the left side of the parking space. Use the right hand safe The code is **0878** to access your keys.

Locked out?

If you get locked out WhatsApp, text or phone me on **07712 585776**. There is a second key safe (the right hand side one) and I can let you have the code. Please return the key to that key safe when you have let yourselves back in. I will need to charge you £10 for my cleaner to attend site if both key safes are accessed and you get locked out again.

Entrance

The door to the apartments is further up Castle Street. Walk past the two roller shutter garages and there is a door on the right hand side with a triangular roof over it. The flat is on the second floor and there isn't a lift, just the stairs.

Eating Out

Poole Quay is full of restaurants of varying prices:

- **Rockfish** is the new fish restaurant which is excellent
- **Nusara** is our new Thai
- **Pi** is a great new pizza restaurant.
- **St Tropez Lounge** at 1 High Street is new which I've not tried yet.
- The fresh fish menu at **Poole Arms** is also excellent.
- The Italian **Da Vinci's** by the staircase tower is meant to be excellent and has new seating outside.
- **The Deli** beyond Tesco is fabulous and the **Quay Cafe** clinical but the food is hot and it is clean. The **Custom House Cafe** is also great.
- **The Jolly Sailor** (our local sailors pub) and **The Lord Nelson** are two other pubs offering food and they have large seating areas.(I've not eaten there though)

- Fish and Chips from next to Rockfish at **Harlees** are excellent but close at 6pm.
- The new **Renoufs Wine Bar** does an amazing cheese and meats 4ft long board.

On Poole High Street:

- **Storm** fish restaurant has a great reputation but is often closed.
- **The Rope and Anchor** is clean though a little clinical.
- The local Indian **Quay Spice** is excellent
- The Chinese take away is very good but doesn't have a sign. It's the yellow shop front.

Further afield, excellent are:

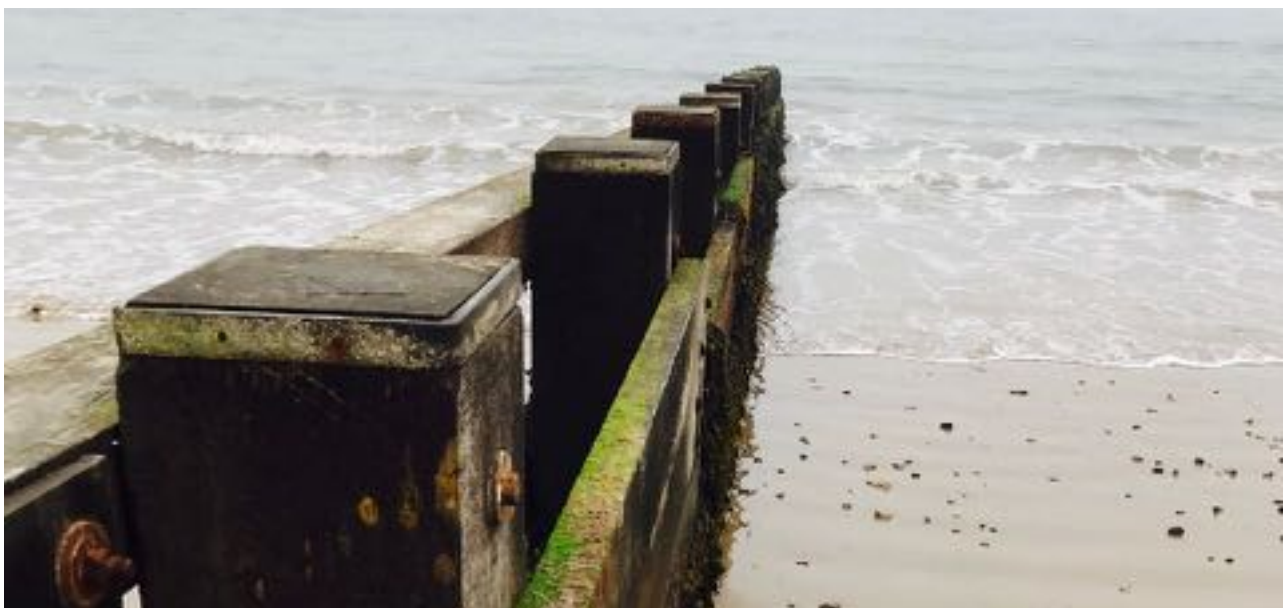
- **Shell Bay** Fish Restaurant
- **Pig on the Beach**, Studland
- **Bankes Arms**, Studland
- **Love Cake**, Swanage
- **The Salt Pig**, Swanage
- **Clavell's**, Kimmeridge
- **Greyhound Inn**, Corfe
- **Morton's House**, Corfe

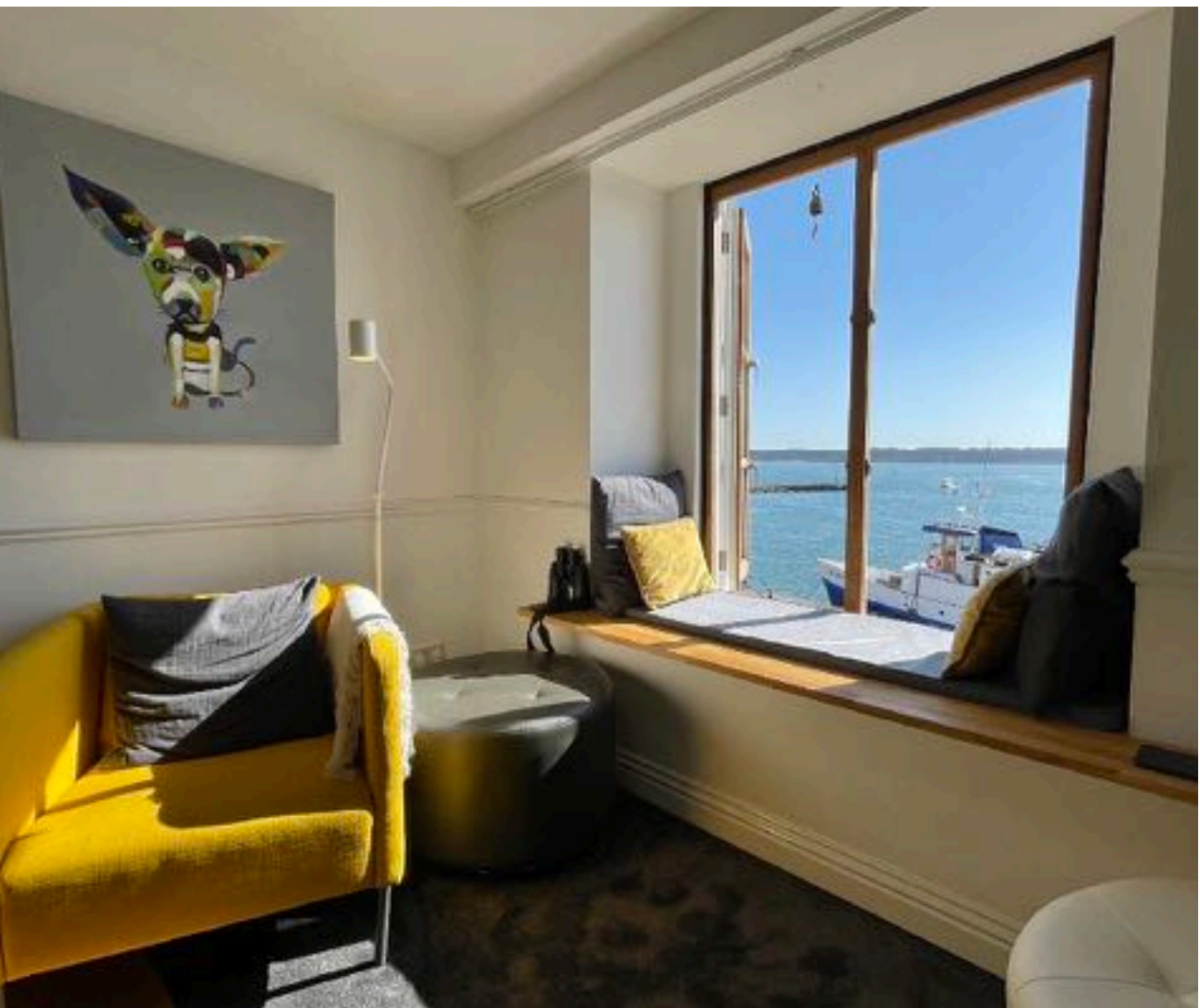
- **The Bear**, Wareham

And there are loads more... PS. Don't go near the Smoking Rooster on Poole Quay....!

And finally, as you check out...

- Please leave the place as you found it
- Dispose of left over fresh food from the fridge and any flowers
- Strip the beds and leave the bedding and towels in the laundry bags provided
- Take your rubbish to the Bin Store
- Say "Alexa goodbye"
- Leave the keys on the kitchen worktop and pull the door closed behind you
- Put the parking bollard back into its hole and lock the padlock by rotating the dial
- Thank you for staying and have a safe journey home, please come back soon.

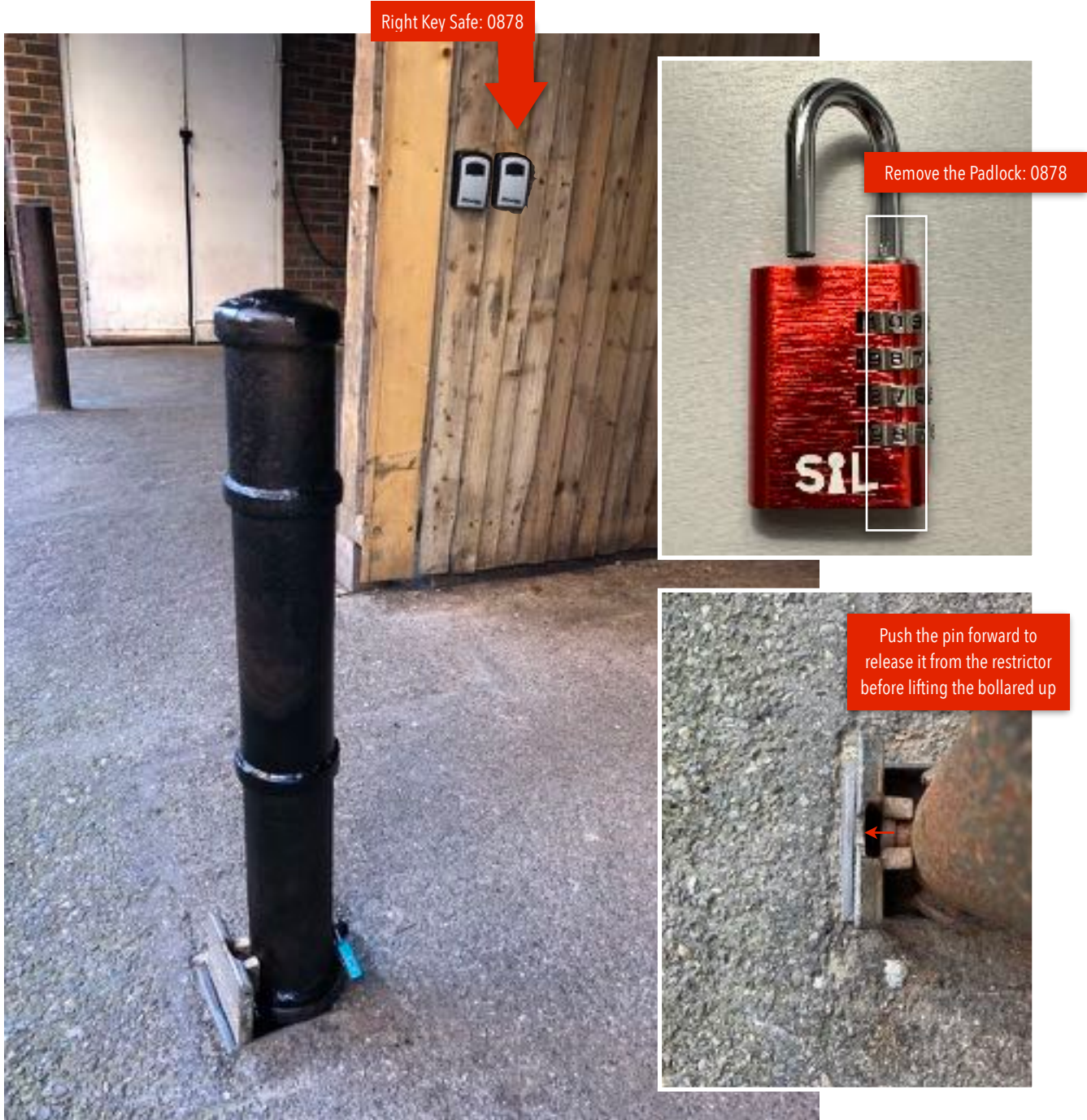






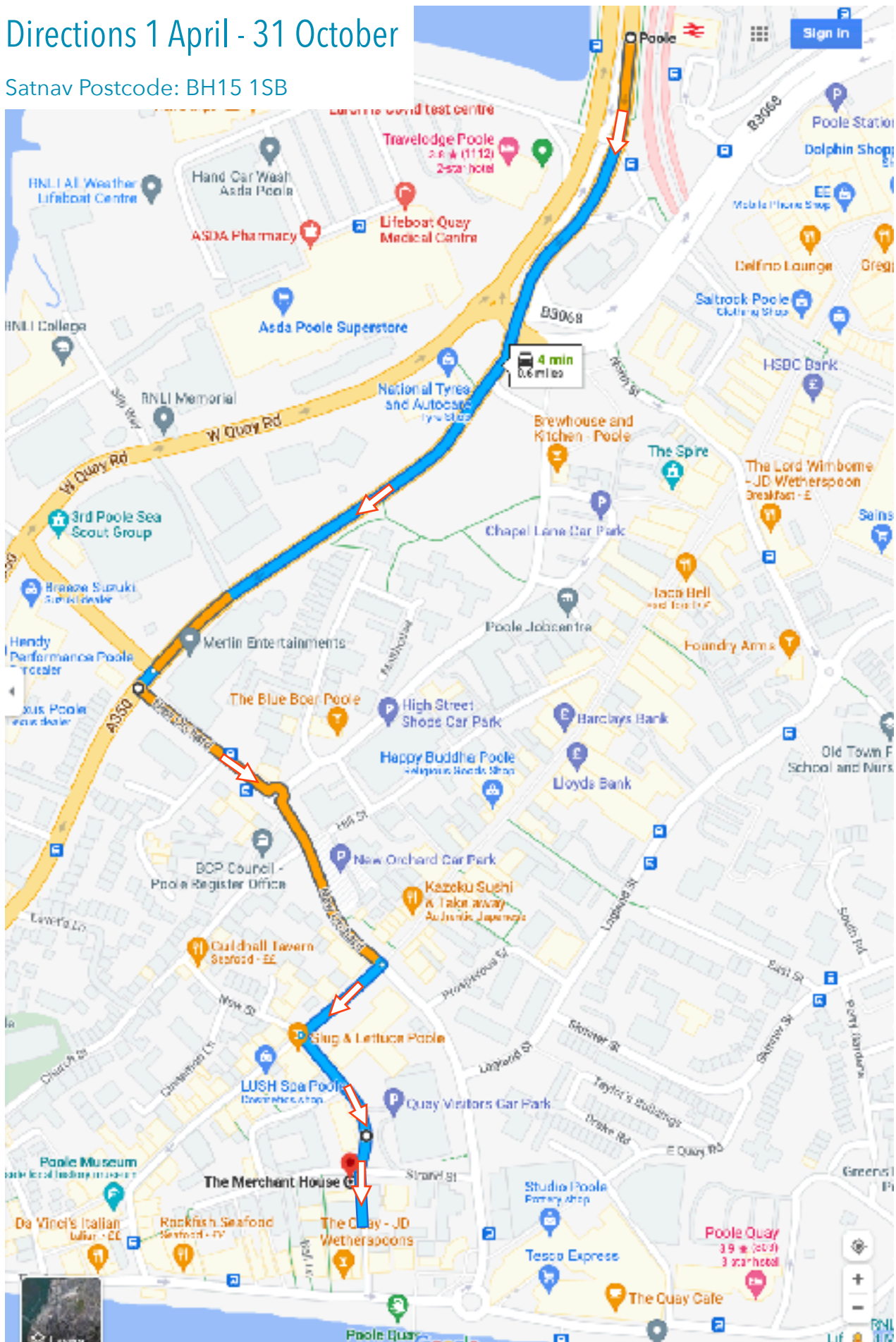






Directions 1 April - 31 October

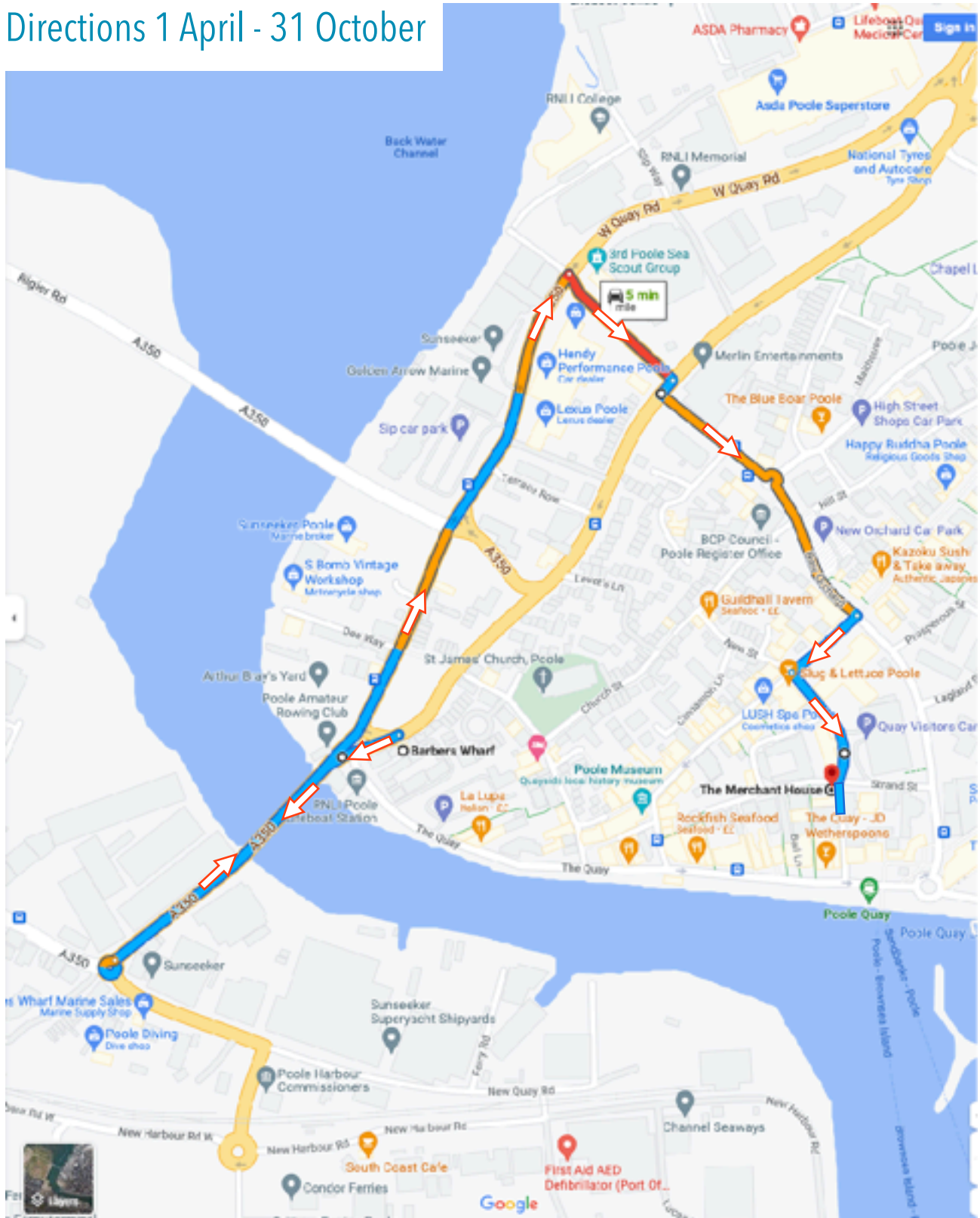
Satnav Postcode: BH15 1SB



Directions from Poole Lifting Bridge

If you find yourself at Poole Lifting Bridge with the left hand road to The Quay closed, then you will need to drive over the bridge and do a u-turn at the roundabout and follow these directions:

Directions 1 April - 31 October



Poole Quay Traffic Regulation Order

Poole Quay is subject to a traffic restriction from 1 April to 31 October. In order to create a pedestrian area, no traffic is allowed from **10am to 10pm every day**.

Castle Street is usually a one-way street from The Quay back to Strand Street. So during these months the road is switched to a two-way street allowing you to access the car parking space. Please note that the no entry sign is normally removed but the white markings on the road saying 'No Entry' remain in place. These do not apply during these months.

You need to approach the car parking space by following the road direction signs to Quay Visitors Car Park and Strand Street >>> see the map on the following page.



Your safety

On arrival at Rows Warehouse please familiarise yourself with the emergency evacuation briefings located on the notice board in the ground floor lobby.



Electrical Safety

The last PAT of the electrical devices in the apartment was carried out on:

24 Nov 2023

Gas Safety

The last Gas Safety inspection was carried out on:

25 Nov 2023

Carbon Monoxide

The detector is located next to the boiler and is current until:

1 Jun 2024

LTS
10-11-21

Fire Action

If fire breaks out in your flat:

- Leave the room where the fire is straight away. Then close the door.
- Tell everyone in your flat and get them to leave. Close the flat entrance door behind you.
- Do not stay behind to put the fire out.
- If there is a lift - Do not use.
- Wait outside, away from the building.
- Call the fire service - dial 999 or 112.

if you see or hear of a fire in another part of the building:

- The building is designed to contain a fire in the flat where it starts. This means it will usually be safe for you to stay in your own flat if the fire is elsewhere.
- You must also leave immediately if smoke or heat affects your home, or if you are told to leave by the fire service.
- If there is a lift - Do not use.
- If you are in doubt - get out.

To call the fire service:

- Dial 999 or 112.
- When the operator answers, give your telephone number and ask for fire.
- When the fire service reply, give the address where the fire is.
- Do not end the call until the fire service has repeated the address correctly.

Property Management

Your Property Manager is:
Tash Rogers
Tash@spmanagement.co.uk
01202 555590

You can also report a repair via our website:
www.sppropertymanagement.co.uk

Office hours:
Monday—Friday
9am—5pm

You must have an appointment to visit our office.

In the event of an emergency please contact:
01202 555590

The out of hours message will provide details of the person on call

When using our out of hours service, you are the responsibility of the user and are not covered by our out of hours service. By using our out of hours service you acknowledge your agreement to this.

In the event of fire please call: 999

If you smell gas please call: 0800 111999

Chris East
 2 Rowes Warehouse
 4 Castle Street
 Poole
 Dorset
 BH15 1BQ

ENGINEER DETAILS

Tested By	Dorset PAT Testing	Engineer	John Wilson
Contact	07947943199	PAT Serial	024445-cwpt

SITE - POOLE

App Id	Description	Location	Test Date	Status
04501	EXTENSION LEAD	SITTING ROOM	01/11/2023	Pass
04502	EXTENSION LEAD	SITTING ROOM	01/11/2023	Pass
04503	LAMP	SITTING ROOM	01/11/2023	Pass
04504	SPEAKER	SITTING ROOM	01/11/2023	Pass
04505	AC ADAPTER	SITTING ROOM	01/11/2023	Pass
04506	TV	SITTING ROOM	01/11/2023	Pass
04507	SOUND BAR	SITTING ROOM	01/11/2023	Pass
04508	TV BOX	SITTING ROOM	01/11/2023	Pass
04509	LAMP	SITTING ROOM	01/11/2023	Pass
04511	LAMP	SITTING ROOM	01/11/2023	Pass
04510	EXTENSION LEAD	SITTING ROOM	01/11/2023	Pass
04512	PLUG ADAPTER	SITTING ROOM	01/11/2023	Pass
04513	LAMP	KITCHEN AREA	01/11/2023	Pass
04514	MULTI SOCKET	KITCHEN AREA	01/11/2023	Pass
04515	SPEAKER DOT	KITCHEN AREA	01/11/2023	Pass
04516	KETTLE	KITCHEN AREA	01/11/2023	Pass
04517	KETTLE STAND	KITCHEN AREA	01/11/2023	Pass
04518	TOASTIE MAKER	KITCHEN AREA	01/11/2023	Pass
04519	MIXER	KITCHEN AREA	01/11/2023	Pass
04520	TOASTER	KITCHEN AREA	01/11/2023	Pass
04521	NESPRESSO STAND	KITCHEN AREA	01/11/2023	Pass
04522	NESPRESSO MACHINE	KITCHEN AREA	01/11/2023	Pass

Serial No:
1750239

To confirm the validity of the Registered Gas Engineer please contact Gas Safe on 0800 408 5500 or www.gassaferegister.co.uk

LANDLORD/HOMEOWNER GAS SAFETY RECORD

This form allows for the recording of results of checks as defined by the Gas Safety (Installation and Use) Regulations. Information recorded on this form does not confirm that the installation was installed by a Gas Safe registered business or that the installation complies with relevant Building Regulations. Chimney/flue/outlets were visually checked for adequate evacuation of combustion products. A detailed internal inspection has not been undertaken.



DETAILS OF REGISTERED BUSINESS		JOB ADDRESS		LANDLORD/AGENT ADDRESS	
Mark James Plumbing And Heating Ltd Gas Safe Reg. No: 184107 51 Borley Road, Poole, Dorset, BH17 7DT Tel. No: 07971 000 140		Name: MR EAST Address: 2 Loved Warehouse 4 Castle Street POOLE BH17 1BQ Tel. No: 07912 585776 Is Accommodation Rented? <input checked="" type="checkbox"/> (Y/N)		Name: Address: Flat 38 Capital Square 4-6 Church Street POOLE BH17 4NP Tel. No: No. Of Appliances Tested: 1	

Gas Installation Pipework		Emergency Control Accessible <input checked="" type="checkbox"/> (Y/N)		Satisfactory Gas Tightness Test <input checked="" type="checkbox"/> (Y/N)		Equipotential Bonding Satisfactory <input checked="" type="checkbox"/> (Y/N)	
Appliance Location	Appliance Make	Appliance Model	Appliance Type	Type of Flue (OF/RS/FL)	Landlords Appliance (Y/N)	Appliance Inspected (Y/N)	
1 Kitchen	Greenwood	ultimate 30c	CHB	US		Y	
2							
3							
4							
5							

Inspection Details		Combustion Analyser Reading		Appliance Serviced (Y/N)		Appliance Safe To Use (Y/N)		CO Alarm	
Operating Pressure in mbar and/or Heat Input in kW/Btu/h	Flue Visual Condition (Pass/Fail/NA)	Flue Performance Checks (Pass/Fail/NA)	CO: CO2 Ratio	CO PPM	Approved CO Alarm Fitted? (Y/N)	Does The CO Alarm Work? (Y/N)			
1 28.9kw/h	PASS	PASS	7.61%	10	Y	Y	Y		
2									
3									
4									
5									

Defect(s) Identified		Warning Advice Issued? (Y/N)		Work Carried Out		Details Of Work Required	
1				boiler service			
2							
3							
4							
5							

Received By: [Signature]	Issued By: Lee James	ID Card No: 5487456	The Next Gas Safety Check Must Be Completed By: 9-11-24
Print Name: Lee James	Signature: [Signature]	Date: 9-11-23	