



**UNIT 7 & 8 YEOMANS INDUSTRIAL PARK,
BOURNEMOUTH, BH8 0BJ**

INDUSTRIAL / WAREHOUSE TO LET

733 TO 1,500 SQ FT (68.10 TO 139.35 SQ M)



Summary

INDUSTRIAL UNITS - TO LET

733/767/1,500 sq ft

(68.09/71.25/139.34 sq m)

Available Size	733 to 1,500 sq ft
Rent	exclusive of VAT.
Rateable Value	£18,750 (from 1st April 2023)
Service Charge	N/A
VAT	Upon Enquiry
Legal Fees	Upon Enquiry
Estate Charge	Upon Enquiry
EPC Rating	C

- Units available to let individually or together
- Unit 7 - End terrace
- 2 car parking spaces per unit
- Close proximity to Castlepoint Shopping Centre, Booker Wholesale, Screwfix and Toolstation



Location



Unit 7 & 8 Yeomans Industrial Park, Yeomans Way, Bournemouth, BH8 0BJ

Yeomans Industrial Park is located on Yeomans Way which is adjacent to Castlepoint Shopping Centre. It is accessed from Yeomans Way Roundabout off Castle Lane West which provides direct access to the A338 Wessex Way, connecting with the A31.

Occupiers on Yeomans Way include Screwfix, Toolstation, Howdens, Booker Wholesale, Store & Secure, Rexel Electrical and National Express.



Further Details

Description

The units are of block work inner, brick work outer wall construction with steel cladding to the upper elevations. There is a pitched steel clad roof incorporating daylight panels supported upon a steel portal frame and the internal eaves height is approx. 4.4m. Each unit has a roller shutter door measuring approx. 3m width x 3.65m height. Each unit has a personnel door and W.C facilities. 3 phase electricity is available.

Externally, there is a tarmacadam forecourt providing a loading area plus 2 allocated car parking spaces per unit.

Accommodation

The accommodation comprises the following gross internal area areas:

Name	sq ft	sq m	Rent	Availability
Unit. - 7	767	71.26	£11,500 per annum exc.	Available
Unit. - 8	733	68.10	£11,000 per annum exc.	Available
Total	1,500	139.36		

Terms

The units are available to let by way of a new full repairing and insuring lease for a negotiable term incorporating upward only open rent reviews every 3 years.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

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





Enquiries & Viewings



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