

# BOURNEMOUTH

Unit 1 Yeomans Industrial  
Park, BH8 0BJ



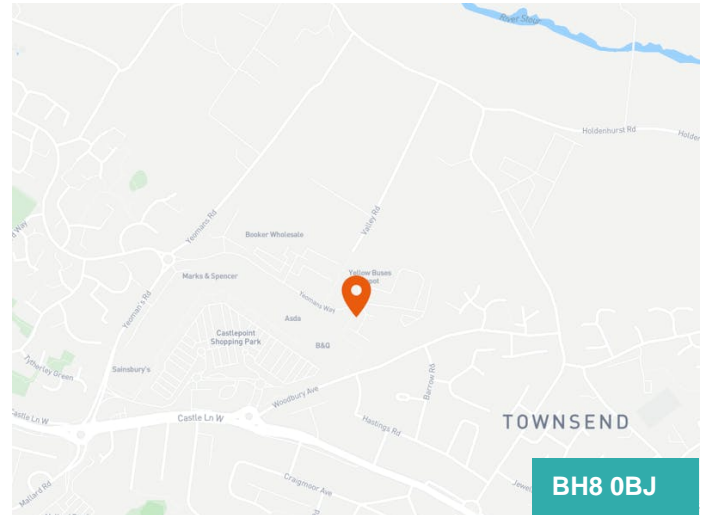
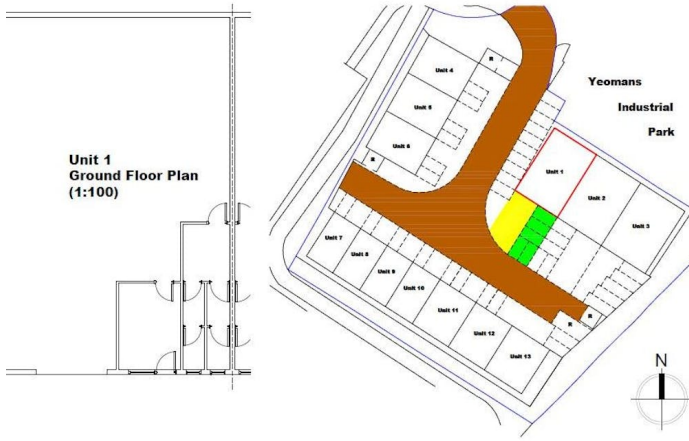
## INDUSTRIAL / WAREHOUSE TO LET

**1,593 SQ FT**

- End terrace unit
- Located on popular industrial park
- 5 allocated car parking spaces

**INDUSTRIAL UNIT - TO LET**

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## Summary

<b>Available Size</b>	1,593 sq ft
<b>Rent</b>	£24,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and any other outgoings quarterly in advance by standing order.
<b>Rateable Value</b>	£17,000 from 1 April 2023
<b>EPC Rating</b>	C (71)

## Description

The unit is 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 approximately 4.5m. The unit has a roller shutter door measuring approx. 4m X 3m. There is a steel frame mezzanine with a timber deck for open storage.

There is a personnel door and male and female W.C facilities. 3 phase electricity is available. Externally, there is a tarmacadam forecourt providing loading access and allocated car parking for five cars.

Please note that we cannot guarantee whether the mezzanine is currently building and fire regulation compliant. The landlord is currently making enquiries.

## Location

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.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,593	147.99
Mezzanine	645	59.92
<b>Total</b>	<b>2,238</b>	<b>207.91</b>

## Terms

The unit is 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.

## Legal Costs

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

## 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.



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