



UNIT 14 STERTE ROAD INDUSTRIAL ESTATE, 145 STERTE ROAD, POOLE, BH15 2AF

INDUSTRIAL/LOGISTICS / INDUSTRIAL / WAREHOUSE TO LET

1,064 SQ FT (98.85 SQ M)



Summary

INDUSTRIAL/WAREHOUSE UNIT TO LET

1,064 Sq Ft (98.8 Sq M)

Available Size	1,064 sq ft
Rent	£14,950 per annum
Rateable Value	£10,500 (from 1.04.23)
EPC Rating	C (72)

- Modern mid-terrace industrial/warehouse unit
- Allocated car parking spaces
- Approx. 5.6m internal eaves height
- 100% Small Business Rates Relief currently available**



Location



Unit 14 Sterte Road Industrial Estate 145 Sterte Road, Poole, BH15 2AF

Sterte Road Industrial Estate is accessed off Sterte Road and is approximately half a mile distant from the A350 Holes Bay Road which connects to the A35, providing links to Dorchester to the west and Poole/Bournemouth to the east.

The property is located approximately 0.7 miles from Poole Town Centre and Poole mainline railway station, which has a direct link to London Waterloo.





Further Details

Description

The premises forms part of the latest development at Sterte Road Industrial Estate which comprises of 10 units of steel portal frame construction with brickwork and micro-rib steel clad elevations. Unit 14 is a mid-terrace unit with a sectional up and over loading door (approx. 3.3m W x 4.4m H), concrete loading apron and windows at first floor level in the front and rear elevations. There is a steel-clad mono pitched roof incorporating daylight panels and an internal eaves height of approx. 5.6m. Internally there is an accessible W.C and shower facilities. 3 phase electricity is available.

Externally, there is allocated car parking.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Ground Floor	1,064	98.85	Available
Total	1,064	98.85	

Rent

£14,950 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order

Rateable Value

£10,500 (from 1.04.23)

**100% Small Business Rates Relief are currently available on commercial properties with a rateable value of £12,000 or less, subject to conditions. Interested parties are urged to make further enquiries.

Service Charge

An estate service charge is payable in respect of the upkeep, maintenance, and management of the common parts of the estate. Interested parties are urged to make further enquiries.

Legal Costs

Each party is 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.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



Enquiries & Viewings



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