

UNIT 7 WEST HOWE INDUSTRIAL ESTATE, BOURNEMOUTH, BH11 8JX

INDUSTRIAL / WAREHOUSE TO LET 739 SQ FT (68.66 SQ M)



Summary

TO LET - INDUSTRIAL PREMISES WITH YARD

Available Size	739 sq ft	
Available Size	7595410	
Rent	£12,000.00 per annum	
	of VAT, business rates,	
	service charge,	
	insurance premium,	
	utilities and all other	
	outgoings payable	
	quarterly in advance by	
	standing order.	
Rateable Value	£6,800	
	(from 1.04.23). *100%	
	Small Business Rates	
	Relief is currently	
	available on properties	
	with a rateable value of	
	£12,000 or less and	
	subject to conditions.	
EPC Rating	D (85)	

- End-terrace industrial premises
- 2 parking spaces plus loading bay
- 100% Small Business Rates Relief currently available*



Location

Unit 7 West Howe Industrial Estate, Elliott Road, Bournemouth, BH11 8JX

West Howe Industrial Estate is located on Elliott Road which can be accessed from the A348 Ringwood Road via Dominion Road or by Turbary Park Avenue. A348 Ringwood Road provides connections to the main road links via A31 and A35.

Occupiers on Elliott Road comprise of Screw Fix, Royal Mail, Strukta Group, NDI, Gibbs & Dandy and New Milton Sand & Ballast.





Further Details

Accommodation

The accommodation comprises the following Gross Internal Areas:

Name	sq ft	sq m
Ground	739	68.66
Total	739	68.66

Description

Unit 7 is a end-terrace industrial premises of brick outer, blockwork inner wall construction with steel cladding to the upper elevations, with a monopitched steel clad roof incorporating daylight panels. The internal eaves height is approx. 3.4m and 4m to the pitch. The roller shutter door measures approx. 3m W x 3m T. 3 phase electricity is available.

Internally, there is lighting and unisex WC. Externally, there is a gated and fenced yard, 2 allocated parking spaces and a concrete loading bay.

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 the transaction.

Terms

Available by way of a new full repairing and insuring lease for a negotiable term, incorporating periodic upward only open market rent reviews.

Viewings

Via Joint Agents:

Vail Williams Ben Duly - 01202 558262/07771 542132 bduly@vailwilliams.com

Bryony Thompson - 01202 558262/07741 145629 bthompson@vailwilliams.com

and

Goadsby Joshua Adamson - 01202 550110 joshua.adamson@goadsby.com

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



Ben Duly

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