



**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

**Rent** £12,000 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
<b>Total</b>	<b>739</b>	<b>68.66</b>

## 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 mono-pitched 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](mailto:bduly@vailwilliams.com)

Bryony Thompson - 01202 558262/07741 145629

[bthompson@vailwilliams.com](mailto:bthompson@vailwilliams.com)

and

Goadsby

Joshua Adamson - 01202 550110

[joshua.adamson@goadsby.com](mailto: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**

bduly@vailwilliams.com  
07771 542132  
01202 558262



**Bryony Thompson**

bthompson@vailwilliams.com  
07741145629  
01202 558 262

