



**27-31 NUFFIELD ROAD, POOLE, BH17 0RU**

**INDUSTRIAL / WAREHOUSE TO LET**

**7,980 SQ FT (741.37 SQ M)**



# Summary

## DETACHED INDUSTRIAL/WAREHOUSE PREMISES WITH PROMINENCE TO NUFFIELD ROAD

Available Size	7,980 sq ft
Rent	£69,950 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	£50,500 (from 01.04.23)
EPC Rating	D (84)

- Prominence to Nuffield Road
- Large car parking area
- 4m internal eaves height



# Location



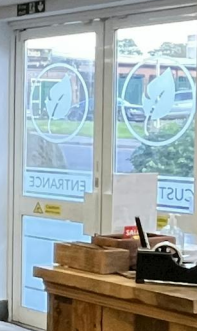
**27-31 Nuffield Road, Nuffield Industrial Estate, Poole, BH17 0RU**

The property occupies a prominent position fronting Nuffield Road which is the main estate road through Nuffield Industrial Estate, the principal industrial estate in Poole. Nuffield Road is accessed off Fleetsbridge Interchange and connects with the A3049 Dorset Way providing wider road communications throughout Dorset via the A350/A35 road network.





SALE  
SALE



# Further Details

## Description

The detached property comprises a warehouse with a single storey flat roof office with a large tarmacadam car parking area and landscaping. The property is of brick construction and the warehouse has a pitched roof with daylight panels with an internal eaves height of approx. 4m. Loading is by way of an electric roller shutter door measuring approx. 4.3m wide X 3m high. The property benefits from the following brief specification:

- LED lighting
- 3 phase electricity
- Kitchenette facilities
- Male & female W.Cs
- Suspended ceiling (in offices)
- Carpets (in offices)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	5,885	546.73	Available
Ground - Offices	2,095	194.63	Available
<b>Total</b>	<b>7,980</b>	<b>741.36</b>	

## Viewings

Strictly by appointment through the joint sole agents Vail Williams and Goadsby.

## Terms

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

## 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 tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



## Enquiries & Viewings



**Bryony Thompson**

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