



TO LET

Unit 8/9, Morris Road, Nuffield Industrial Estate, Poole, BH17 0GG

Industrial /Warehouse Premises

- Located on the popular Nuffield Industrial Estate
- Gross internal area approx. 160.9 sq m (1,732 sq ft)
- £15,950 per annum exclusive
- 4 parking spaces

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LOCATION

The property is located towards the centre of the Nuffield Industrial Estate, Poole's premier trading estate, and conveniently situated for Poole Town Centre, (approx 2 miles distant), and the A35 with access to the M27 and the west.

DESCRIPTION

The property comprises a mid-terraced unit constructed of steel portal frame with cavity brick walls with external cladding under a pitched steel profile roof incorporating translucent daylight panels. The premises benefits from:

- Personnel door
- Roller shutter loading door approx 3.62m high and 3.00m wide
- Eaves height of approx 4.50 m
- Concrete floor
- Office
- Two WCs
- Four parking spaces

TENURE

The unit is available on a new full repairing and insuring lease incorporating upward only rent reviews every 3 years.

RENT

£15,950 per annum exclusive.

The rent is exclusive of business rates, service charge, VAT, buildings insurance and utilities.

SERVICE CHARGE

There will be a service charge for the maintenance and upkeep of the common areas of the Estate.

BUSINESS RATES

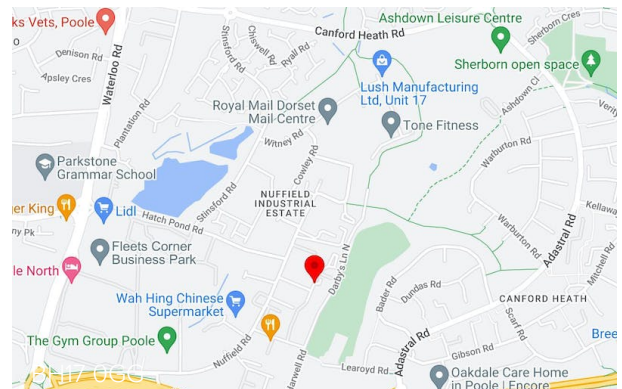
The Valuation Office Agency states that the property has a rateable value of £14,750. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually. Rates payable may also be subject to transitional or small business rates relief and interested parties are therefore encouraged to contact the Local Rating Authority directly.

USE

Motor or leisure related activities will not be permitted.

EPC

The premises has the following rating:
D (93)



SUMMARY

Available Size	1,732 sq ft
Rent	£15,950 per annum exclusive
Rateable Value	£14,750
EPC Rating	D (93)

VIEWING & FURTHER INFORMATION

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FINANCE ACT 1989: Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction. IMPORTANT NOTE: At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings. IDENTIFICATION: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering -the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed. Generated on 08/12/2023

