



## Unit 5, Slader Business Park, Witney Road, Poole, BH17 OGP

Modern industrial unit with first floor offices

- Located on the popular Nuffield Industrial Estate
- £18,500 per annum exclusive
- Mid terrace unit
- Approx. 179.3 sq m (1,930 sq ft)
- 4 parking spaces
- Immediately available

# Unit 5, Slader Business Park, Witney Road, Poole, BH17 0GP

## LOCATION

The property is located on Slader Business Park which is a modern industrial development at the end of Witney Road on the established Nuffield Industrial Estate in Poole.

This popular location gives excellent access to all parts of the conurbation and road network including A31 to the north and A35 to the east and west.

Nuffield Industrial Estate is situated approx. 3 miles from Poole town centre.

## DESCRIPTION

The property comprises a mid-terrace industrial unit constructed by means of a steel portal frame with brick and clad elevations under an insulated pitched roof incorporating daylight roof panels. Features include:

- Personnel door
- Up and over loading door
- Ground floor reception/ office
- Kitchen
- First floor offices
- WC
- Four parking spaces

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,221	113.43
1st	709	65.87
<b>Total</b>	<b>1,930</b>	<b>179.30</b>

## TENURE

The unit is available on a new full repairing and insuring lease for a term to be agreed.

## RENT

£18,500 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.

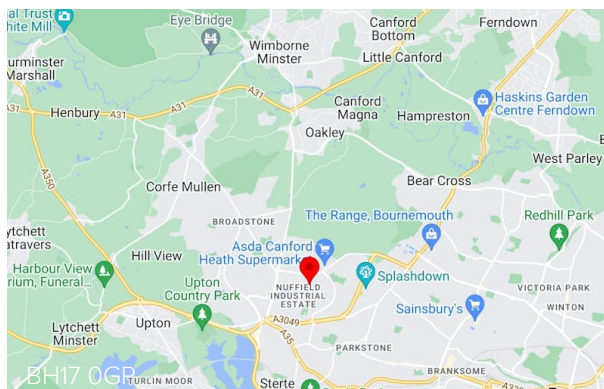
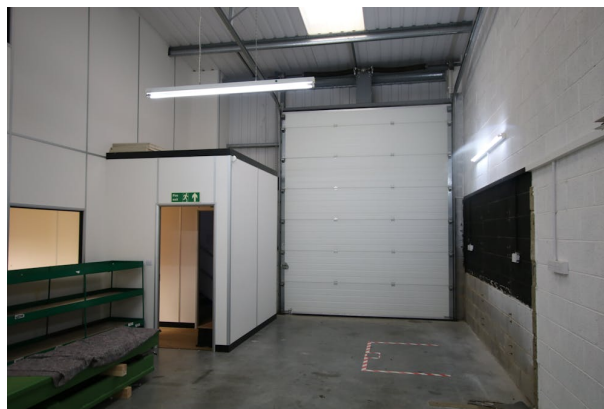
## BUSINESS RATES

The Valuation Office Agency states that the property has a rateable value of £22,750. 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.

## EPC

The premises has the following rating:

C (72)



## SUMMARY

<b>Available Size</b>	1,930 sq ft
<b>Rent</b>	£18,500 per annum exclusive
<b>Rateable Value</b>	£22,750
<b>EPC Rating</b>	C (72)

## VIEWING & FURTHER INFORMATION

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