



**UNIT 4 STERTE ROAD INDUSTRIAL ESTATE, POOLE, BH15
2AF**

INDUSTRIAL / WAREHOUSE TO LET
5,201 SQ FT (483.19 SQ M)



**Vail
Williams**

Summary

REFURBISHED INDUSTRIAL/WAREHOUSE UNIT

Available Size	5,201 sq ft
Rent	£55,000 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	£29,000 (from 1.04.23)
EPC Rating	D (80)

- 4.7m internal eaves height
- Approx 0.5 miles from A350 Holes Bay Road
- 13 car parking spaces
- Refurbished to include new roof and external cladding



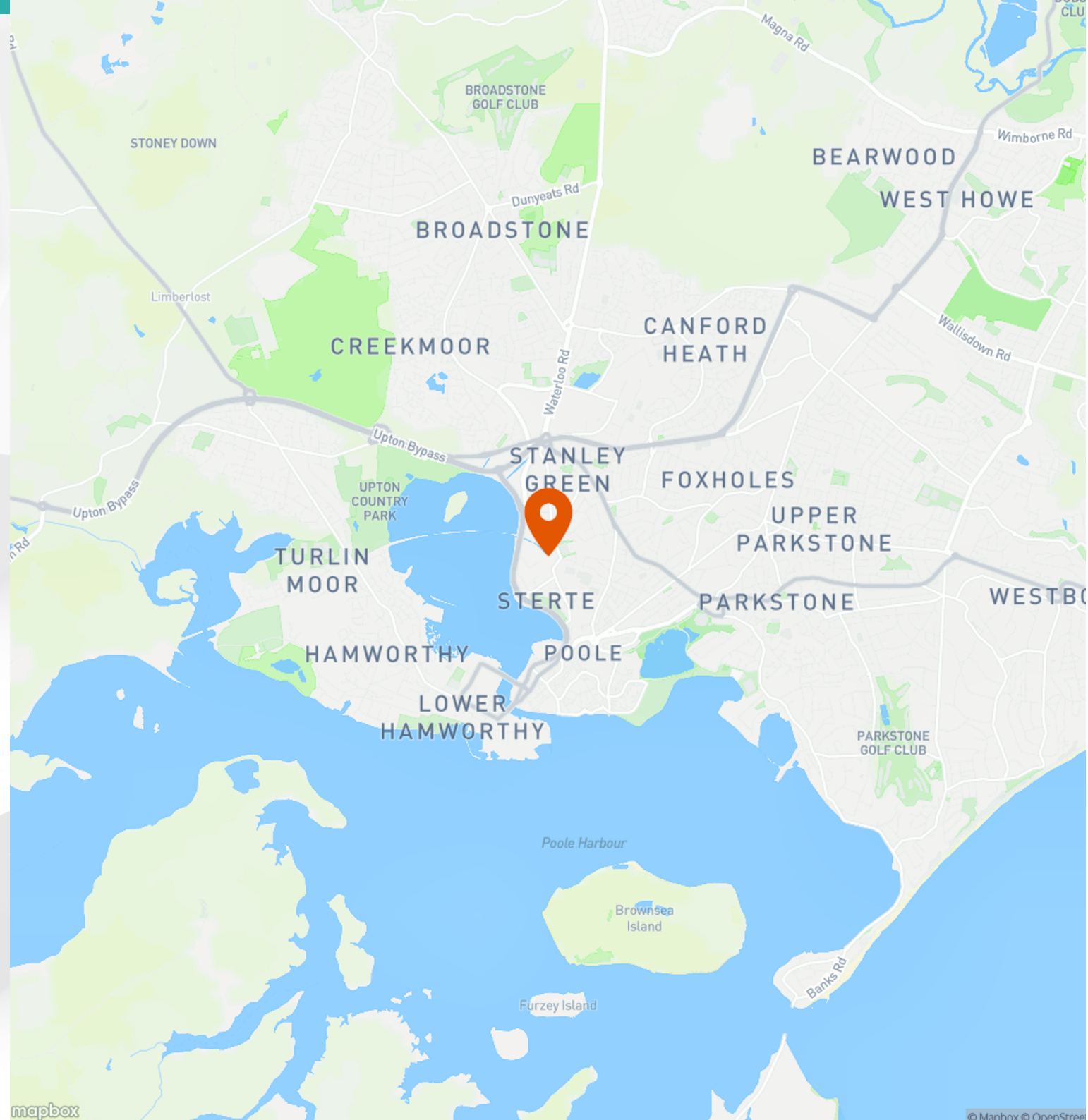
Location



Unit 4 Sterte Road Industrial Estate, 145 Sterte Road, Poole, BH15 2AF

Sterte Road Industrial Estate is accessed off Sterte Road and is approximately half a mile distant from the A350 Holes Bay Road which connects to the A35, providing links to Dorchester to the west and Poole/Bournemouth to the east.

The property is located approximately 0.7 miles from Poole Town Centre and Poole mainline railway station, which has a direct link to London Waterloo.



Further Details

Description

This mid-terrace industrial/warehouse premises is of steel portal frame construction with brickwork and steel clad elevations. There is a single storey flat roof office section to the front elevation. The unit has been refurbished to the following brief specification:

- New insulated steel clad roof
- New external steel cladding on elevations
- New insulated roller shutter door
- New personnel door and windows
- New LED lighting in warehouse
- New suspended ceiling, carpets and LED lighting in ground floor office accommodation
- New W.C and kitchenette facilities

Externally, there is a tarmacadam forecourt providing loading access and 4 car parking spaces with a further 9 car parking spaces allocated at the entrance to the estate. There is potential for additional yard space to be available, interested parties are urged to make further enquiries.

Rateable Value

£29,000 (from 1.04.23)

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

Tenure

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

Service Charge

An estate service charge is payable in respect of the upkeep, maintenance and management of the common parts of the estate. Interested parties are urged to make further enquiries.



Enquiries & Viewings



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