



TO LET

32-40 Harwell Road, Nuffield Industrial Estate, Poole, BH17 0GE

Ground floor self-contained office

- Located on the popular Nuffield Industrial Estate
- Net internal area of 62.71 sq m (675 sq ft)
- £13,500 per annum inclusive of water bills and business rates
- 2 allocated car parking spaces

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LOCATION

Situated on Harwell Road, Nuffield Industrial Estate the location affords good transport connections with Poole and Bournemouth. Harwell Road links with Nuffield Road the main estate road.

Nuffield Industrial Estate is one of Poole's most established and popular industrial locations, situated approximately three miles north of Poole town centre.

The main access to Nuffield Industrial Estate is from Fleets corner roundabout or Waterloo Road, via Hatch Pond Road.

DESCRIPTION

The premises comprises a self contained office which is part of the ground floor of an industrial property on Harwell Road. The premises provides the following specification:

- Four office rooms
- Kitchen
- Carpeted
- Lighting
- Two WC's
- Power and data points
- Storage area above with reduced head height
- Two allocated car parking spaces

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	675	62.71

TENURE

The property is available by means of a new full repairing and insuring lease for a term to be agreed.

RENT

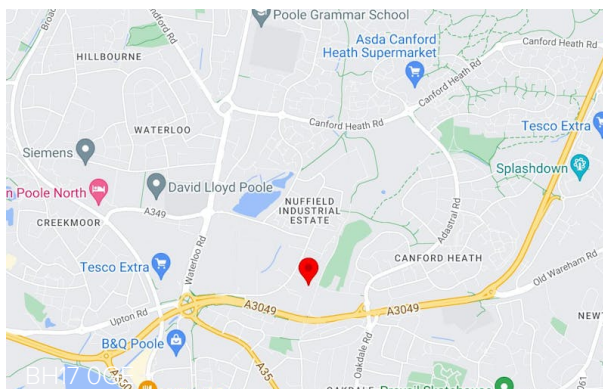
£13,500 per annum inclusive of water bills and business rates.

The rent is payable monthly in advance and is exclusive of electricity, insurance and VAT.

EPC

The premises has the following rating:

D (89)



SUMMARY

Available Size	675 sq ft
Rent	£13,500 per annum inclusive
Business Rates	N/A
EPC Rating	D (89)

VIEWING & FURTHER INFORMATION

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