



7 ALLENS LANE, POOLE, BH16 5DA

INDUSTRIAL / WAREHOUSE TO LET / FOR SALE

7,700 SQ FT (715.35 SQ M)



Summary

INDUSTRIAL PREMISES WITH SECURE YARD - For Sale / To Let

Available Size	7,700 sq ft
Rent	£60,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Price	Offers in the region of £875,000 We understand VAT is not payable on the purchase price.
Rateable Value	£34,000 (from 01.04.23)
EPC Rating	D (83)

- 7700 sq ft (719.05 sq m)
- Secure yard
- Offices and shower room



Location



**7 Allens Lane, Hamworthy,
Poole, BH16 5DA**

The premises are on the Allens Lane Industrial Estate in Hamworthy which is approximately two miles to the west of Poole town centre.

Allens Lane is accessed from the A350 Blandford Road which connects with the A35 dual carriageway, approximately two miles to the north at Upton. The Port of Poole is approximately one mile distant.





Further Details

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Gross internal area	7,700	715.35

Tenure

Freehold with vacant possession.

Lease

The landlord will consider a new full repairing and insuring lease for a term to be agreed and including periodic rent reviews, at a rent of £60,000 per annum.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

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.

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.

Description

The premises are of steel frame construction with brick and part clad elevations, under a modern steel profile insulated roof incorporating roof lights. The property is configured to provide offices, WC and shower within the front single storey, with industrial accommodation to the rear. The property has been extended with additional steel frame construction, under a mono pitch roof. The industrial areas of the property feature modern fluorescent strip lighting.

A small storage mezzanine has been installed at the rear of the main warehouse with an average clear height of approximately 1.9m. Additional storage is provided above the WC and kitchen within the main warehouse. The secure yard is enclosed by palisade fencing.

The property benefits from the following specification:

- Secure yard
- Large electric roller shutter approx. (w 8.3m x h 4.2m)
- WCs / Shower
- Offices
- Three phase electricity with perimeter wiring
- Concrete floors
- Modern insulated roof



Enquiries & Viewings



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**Vail
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