



**UNIT 3, REXEL COURT, FRANKS WAY, POOLE, BH12 3LN**

**INDUSTRIAL / WAREHOUSE TO LET**

**1,520 SQ FT (141.21 SQ M)**





# Summary

## TO LET – MODERN INDUSTRIAL/WAREHOUSE UNIT

Available Size	1,520 sq ft
Rent	£17,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Rateable Value	£14,500 (from 01.04.23)
Service Charge	N/A
EPC Rating	D (97)

- Modern industrial/warehouse unit
- First floor offices
- 2 allocated car parking spaces
- Small Business Rates Relief  
Available





# Location



**Unit 3 Rexel Court, Franks Way, Poole, BH12 3LN**

Rexel Court is a development situated off Albion Close which is accessed via the B3068 Ringwood Road which provides direct links with the A3049 Canford Way/Ringwood Road providing connections to the main road network throughout Poole.

Nearby occupiers include Screwfix, Euro Car Parts, Rexel Electrical, Tesco Express and Subway.









# Further Details

## Description

Unit 3 comprises a corner premises which is of block work inner, brickwork outer construction supported upon a steel portal frame with steel cladding to the upper elevations. There is a steel clad pitched roof and the internal eaves height is approximately 5.2m. There is a sectional up and over loading door measuring approx. 3m W x 4m H. There is a personnel door, the ground floor is concrete and there is a unisex W.C. There is a first floor office with carpets, suspended ceiling, lighting, vision window to warehouse and air conditioning. 3 phase electricity is available.

Externally, there is a tarmacadam forecourt providing loading access and 2 allocated car parking spaces.

## Accommodation

The accommodation comprises the following Gross Internal Areas:

Name	sq ft	sq m	Availability
Ground	1,269	117.89	Available
1st - Office	251	23.32	Available
<b>Total</b>	<b>1,520</b>	<b>141.21</b>	

## Rateable Value

£14,500 (from 01.04.23). \*Small Business Rates Relief is currently available on properties with a rateable value of £15,000 or less. Interested parties are urged to make further enquiries.

## Lease Term

Available by way of a new Full Repairing and Insuring lease for a negotiable term, incorporating periodic upwards only, open market rent reviews.

## Legal Costs

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

## Service Charge

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

## 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.

## Disclaimer

An employee of Vail Williams has an interest in this property.





## Enquiries & Viewings



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