



## PLOT H, YEOMANS INDUSTRIAL PARK, BOURNEMOUTH, BH8 0BQ

OPEN STORAGE TO LET  
0.30 ACRES (0.12 HECTARES)



**Vail  
Williams**

# Summary

## TO LET – SECURE OPEN STORAGE SITE

<b>Available Size</b>	0.30 Acres
<b>Rent</b>	£2,500 per month exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings.
<b>Rateable Value</b>	£7,900 (from 01.04.23)
<b>EPC Rating</b>	EPC exempt - No building present

- Short-term availability (6 months)
- Open storage site with power
- Fenced and gated
- Located by Castlepoint shopping centre



# Location



**Plot H Yeomans Industrial Park, Yeomans Way, Bournemouth, BH8 0BQ**

Yeomans Industrial Park is located on Yeomans Way which benefits from a number of trade occupiers including Screwfix, Toolstation, Howdens and Rexel in addition to other occupiers such as Bookers and National Express.

Yeomans Industrial Park is adjacent to Castlepoint Shopping Centre and is accessed from Yeomans Road off Castle Lane West/Mallard Road. Castle Lane West provides direct access to the A338 Wessex Way, connecting with the A31.





# Further Details

## Description

Plot H comprises a relatively level site accessed directly from Yeomans Way incorporating the following features:

- Palisade fencing and double gates to main road frontage
- Predominantly hard core surfaced
- Self contained site
- Power

## Tenure

Available by way of a licence agreement for a 6 month period.

## Legal Costs

Each party is 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.



## Enquiries & Viewings



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View on our website