

FOR SALE FREEHOLD

DETACHED OFFICE BUILDING

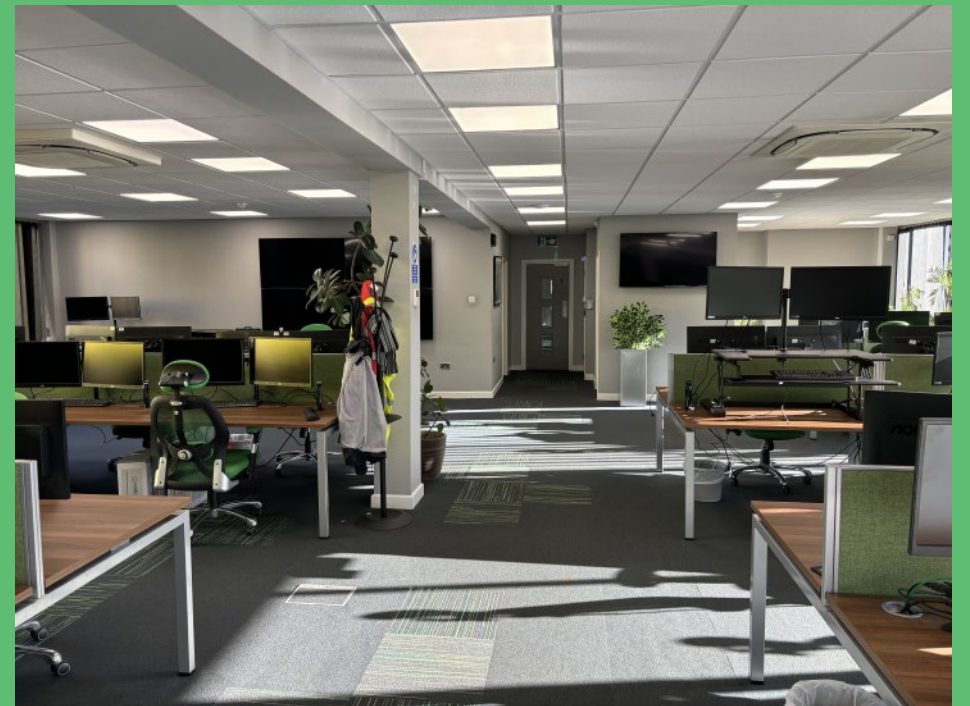
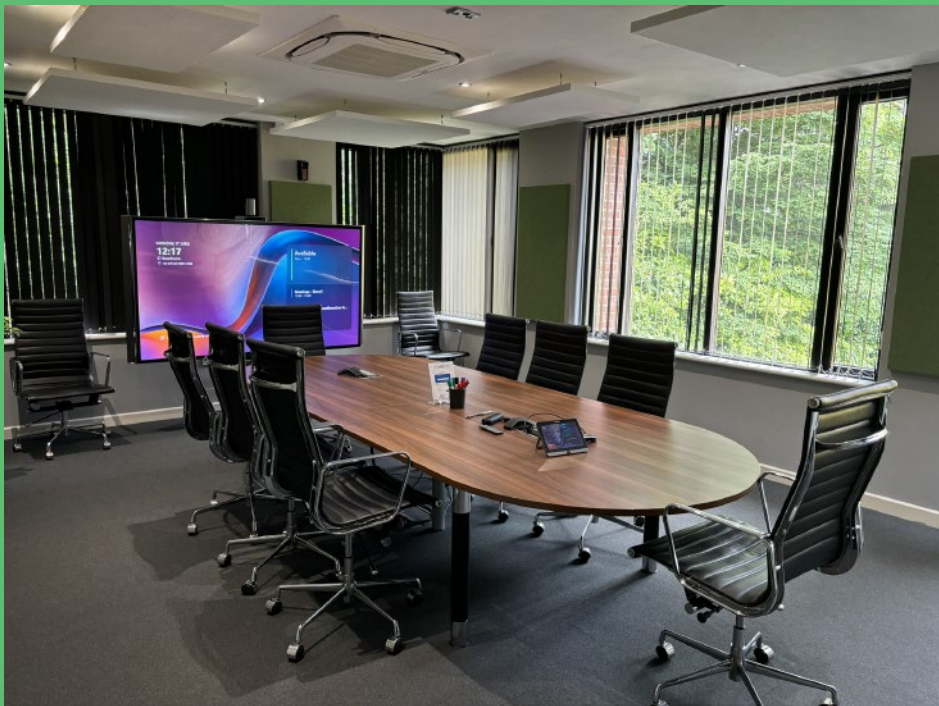
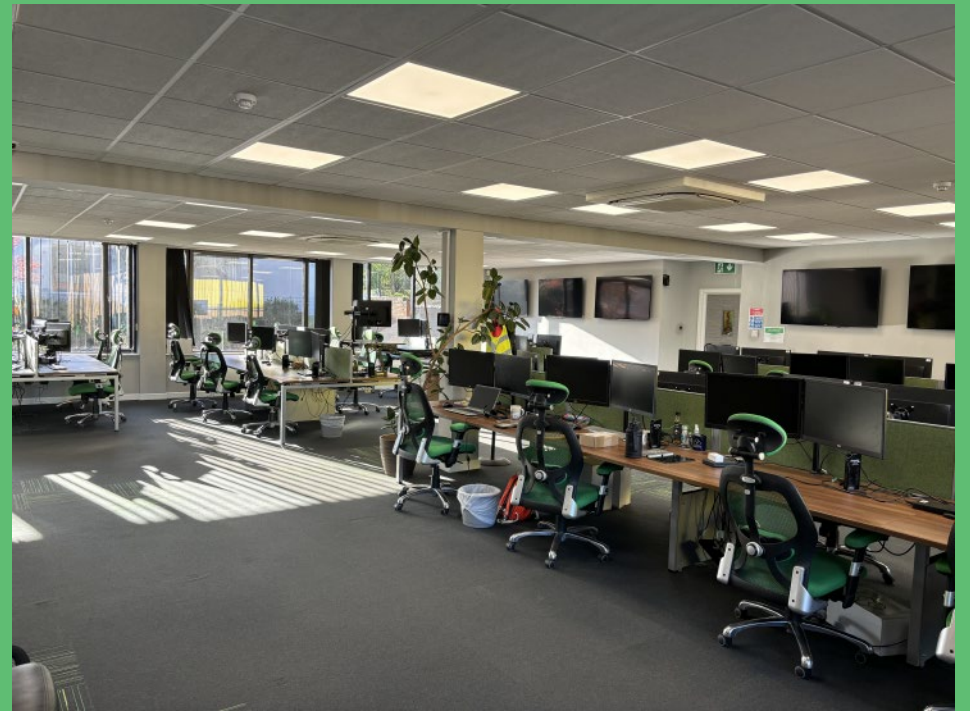
APPROX. 985.5 SQM (10,606 SQ FT)

SITE AREA OF APPROX. 0.34 HECTARES (0.84 ACRE)



2 Nuffield Road, Poole, Dorset, BH17 0RB





LOCATION

The property is located on Nuffield Road in Poole which is the principal road through the Nuffield Industrial Estate.

Nuffield Industrial Estate is situated 3 miles north of Poole town centre and adjacent to the A3049 Dorset Way dual carriageway which provides access east to Bournemouth and west to Wareham and Dorchester.

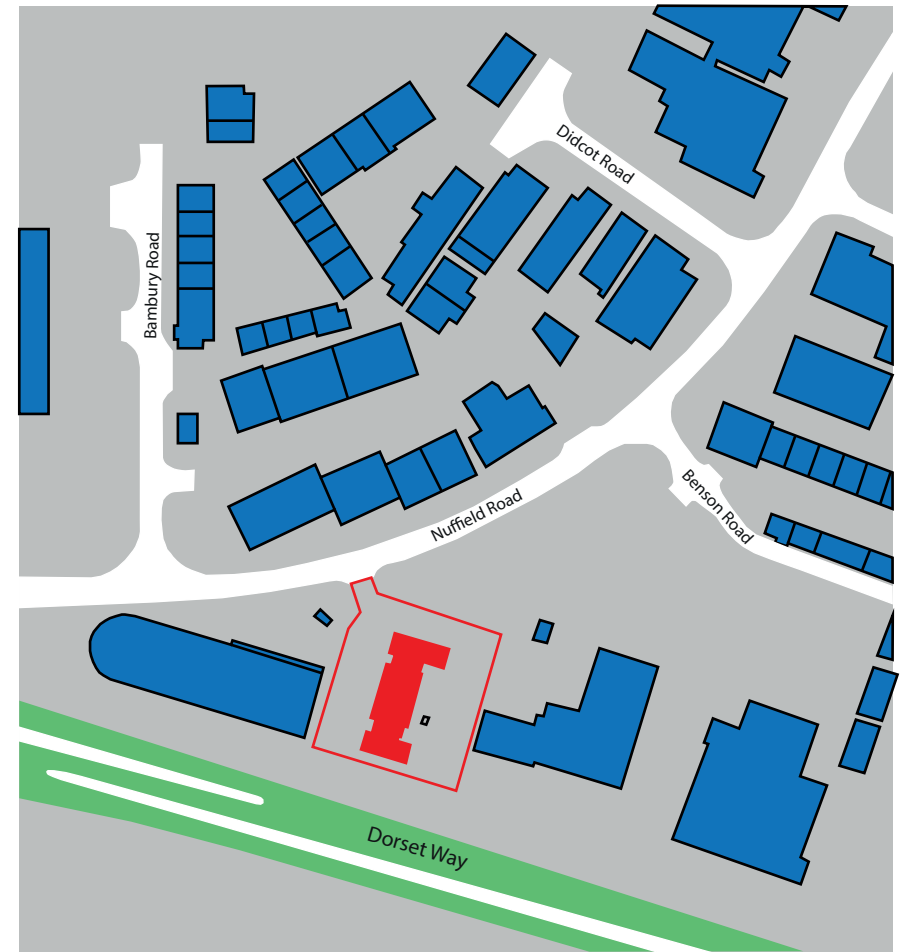
The property is located 2.5 miles from Poole train station which has regular direct train services to London Waterloo with a journey time of approx. 2 hours.

Nuffield Road has a mix of commercial occupiers including Big Yellow Storage, Dorset Healthcare NHS Trust, Greggs and Magnet.

AMENITIES

The following amenities are located in the immediate vicinity:

- The Gym Group
- Tesco
- Travelodge
- Starbucks Drive-Thru
- Lidl
- Subway
- Burger King



SPECIFICATION



Suspended ceilings with LED lighting



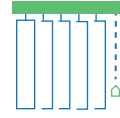
Heating/cooling system



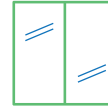
Carpeting



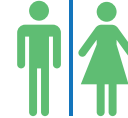
Floor boxes for power and IT



Window blinds



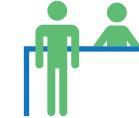
Double glazing



Ladies, gents and disabled WCs



Kitchen



Reception area



Shower/Wash Facilities

DESCRIPTION

The property comprises a substantial, two storey detached office building with brick elevations and a flat roof. The property sits on a substantial site of approx. 0.34 hectares (0.84 acres) and has excellent parking provision with 67 parking spaces.

There is a large reception on the ground floor which leads into the offices which have been substantially refurbished to provide Grade A accommodation. The premises comprises a combination of open plan accommodation together with partitioned offices, training and meeting rooms.

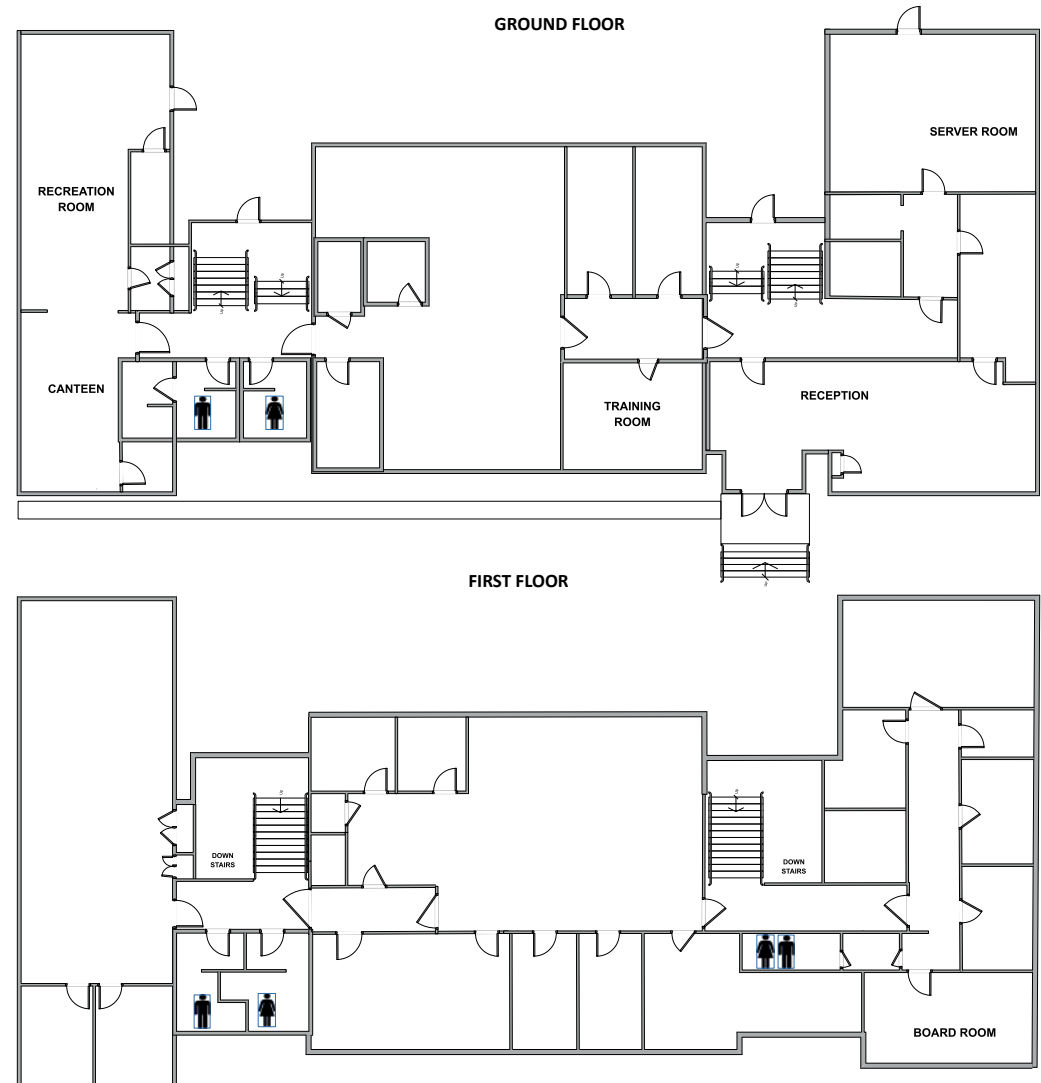
DESCRIPTION	SQ M	SQ FT
Ground Floor	483.6	5,205
First Floor	457.3	4,921
Basement	44.6	480
TOTAL	985.5	10,606

In addition to the office accommodation the property has excellent reception, canteen and recreation facilities on the ground floor.

The canteen is well equipped with ovens, fridge and a dishwasher. There are male and female toilets on each floor which include shower facilities.

TENURE

For sale freehold with vacant possession upon completion.



PRICE

£1.35M

VAT

We have been informed that the property is not currently elected for VAT.

PLANNING

The property is currently being used as offices and falls within Planning Use Class E. The property is therefore suitable for a variety of commercial uses including offices, medical, day nurseries and gymnasiums with the existing consent or for educational, training or meeting places subject to a change of planning consent.

Planning consent was obtained in September 2019 for a 2 storey extension providing an additional 392 sq m gross internal floor space. The consent has now expired but further information can be found on BCP Council website under Planning Application No. 19/00652.

(https://boppa.poole.gov.uk/online-applications/applicationDetails.do?keyVal=_POOLE_DCAPR_256533&activeTab=summary)

BUSINESS RATES

The property has a rateable value of £111,000 effective from 1 April 2023.

EPC

EPC D – 100

VIEWING

Strictly by appointment with the Sole Agent, Sibbett Gregory.

Jayne Sharman

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FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering.



