

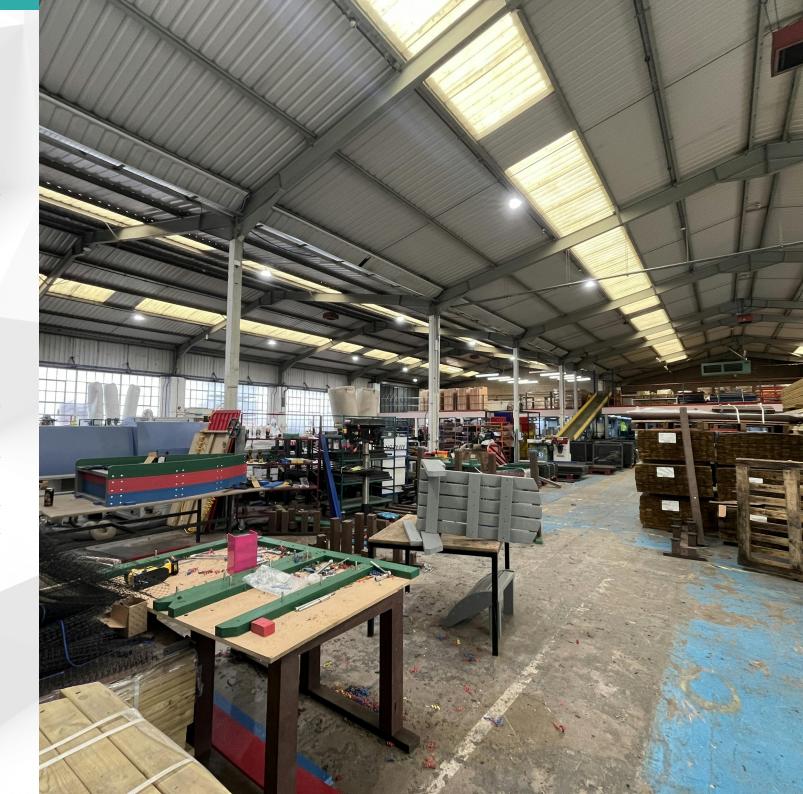
UNIT 6 STERTE ROAD INDUSTRIAL ESTATE, POOLE, BH15 2AF INDUSTRIAL / WAREHOUSE TO LET 15,546 SQ FT (1,444.27 SQ M)

Summary

INDUSTRIAL/WAREHOUSE UNIT - TO BE REFURBISHED

| Available Size | 15,546 sq ft | | |
|----------------|-------------------------|--|--|
| Rent | £132,000 per annum | | |
| | exclusive of VAT, | | |
| | business rates, service | | |
| | charge, insurance | | |
| | premium, utilities and | | |
| | all other outgoings | | |
| | payable quarterly in | | |
| | advance by standing | | |
| | order | | |
| Rateable Value | £114,000 | | |
| | (from 1.04.23) | | |
| Service | N/A | | |
| Charge | | | |
| EPC Rating | C (58) | | |

- To be refurbished
- 5.5m internal eaves height
- Gated yard area
- Allocated car parking spaces

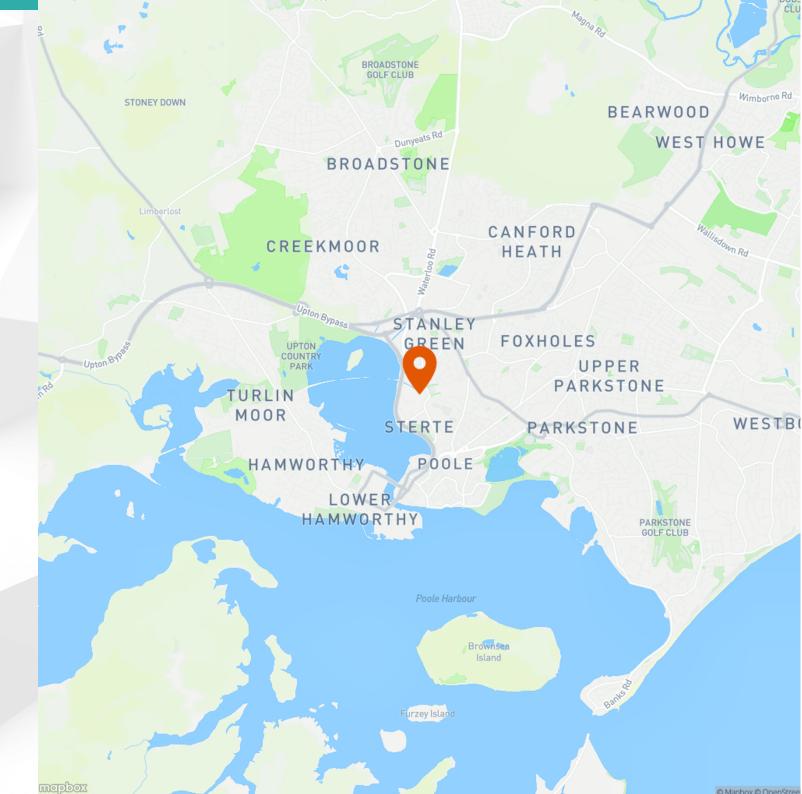


Location

Unit 6 Sterte Road Industrial Estate, 145 Sterte Road, Poole, BH15 2AF

Sterte Road Industrial Estate is accessed off Sterte Road and is approximately half a mile distant from the A350 Holes Bay Road which connects to the A35, providing links to Dorchester to the west and Poole/Bournemouth to the east.

The estate is located less than a mile from Poole Town Centre and Poole mainline railway station, which has a direct link to London Waterloo.





Further Details

Description

Unit 6 is a detached industrial/warehouse premises of steel portal frame construction with a double pitched steel clad roof incorporating daylight panels. The internal eaves height is approximately 5.5m and there are 2 no. roller shutter doors. Internally, there are ground floor offices, W.C and kitchenette facilities. The premises will be refurbished.

Externally, there is a gated and fenced yard area and allocated car parking spaces.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------|--------|----------|--------------|
| Ground | 15,546 | 1,444.27 | Available |
| Total | 15,546 | 1,444.27 | |

Rateable Value

£114,000 (from 1.04.23).

Legal Costs

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

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Tenure

Available by way of a new full repairing and insuring lease for a negotiable term incorporating upward only, open market rent reviews.

Estate Service Charge

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



Enquiries & Viewings



Bryony Thompson

bthompson@vailwilliams.com 07741145629 01202 558 262



David Cowling dcowling@vailwilliams.com 07740 611100 01202 558262



Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact c. All properties are measured in ccordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with he RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 19/09/2024