



## UNIT 6 STERTE ROAD INDUSTRIAL ESTATE, POOLE, BH15 2AF

INDUSTRIAL / WAREHOUSE TO LET

7,050 TO 14,692 SQ FT (654.97 TO 1,364.93 SQ M)



**Vail  
Williams**



# Summary

## INDUSTRIAL/WAREHOUSE UNIT - TO BE REFURBISHED

Available Size 7,050 to 14,692 sq ft

Rent Rent on application

Business Rates N/A

EPC Rating C (58)

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





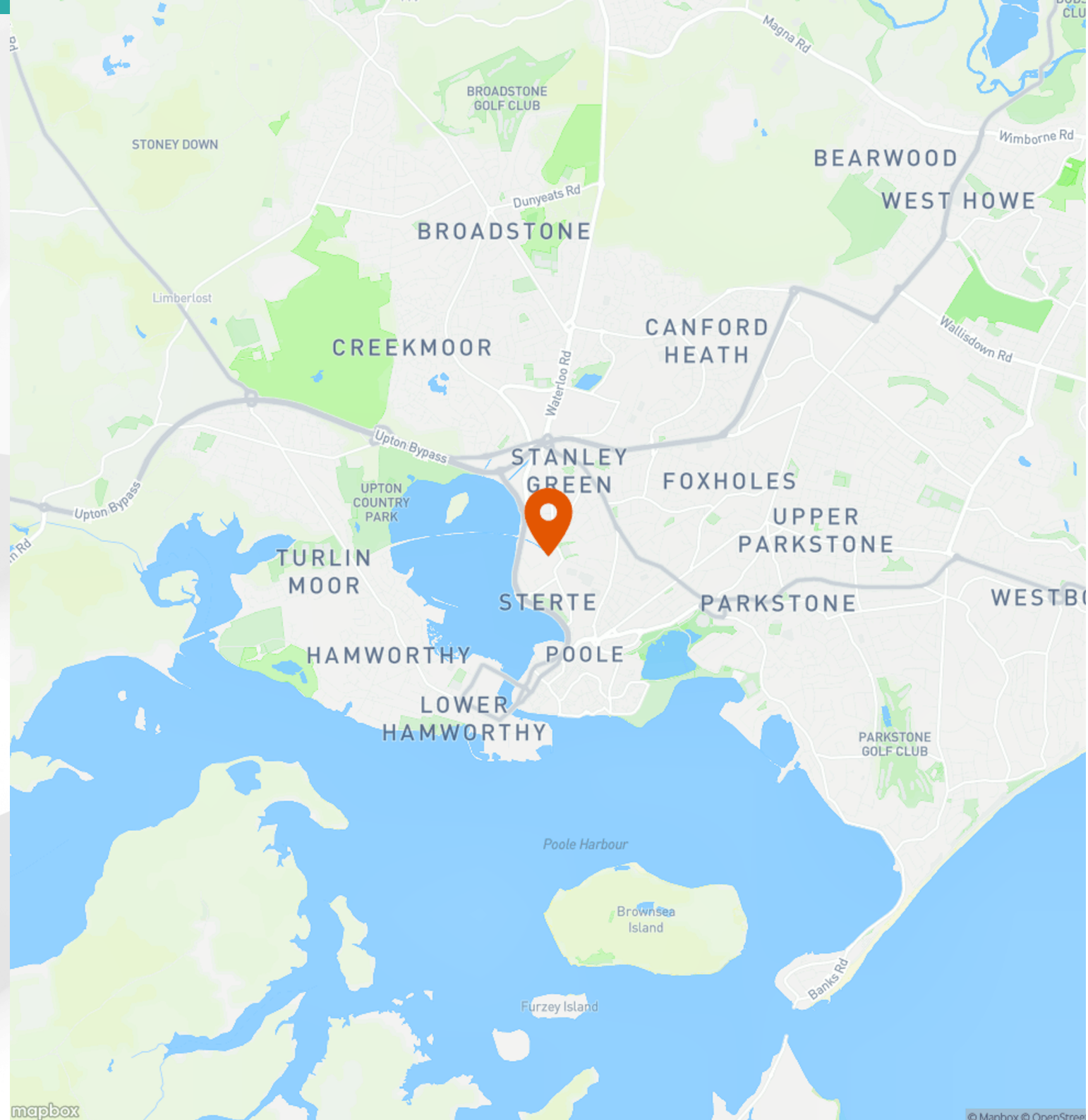
# Location



**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
Unit - A	7,050	654.97	Available
Unit - B	7,642	709.97	Available
<b>Total</b>	<b>14,692</b>	<b>1,364.94</b>	

## Rateable Value

Currently assessed as a whole - £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



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