

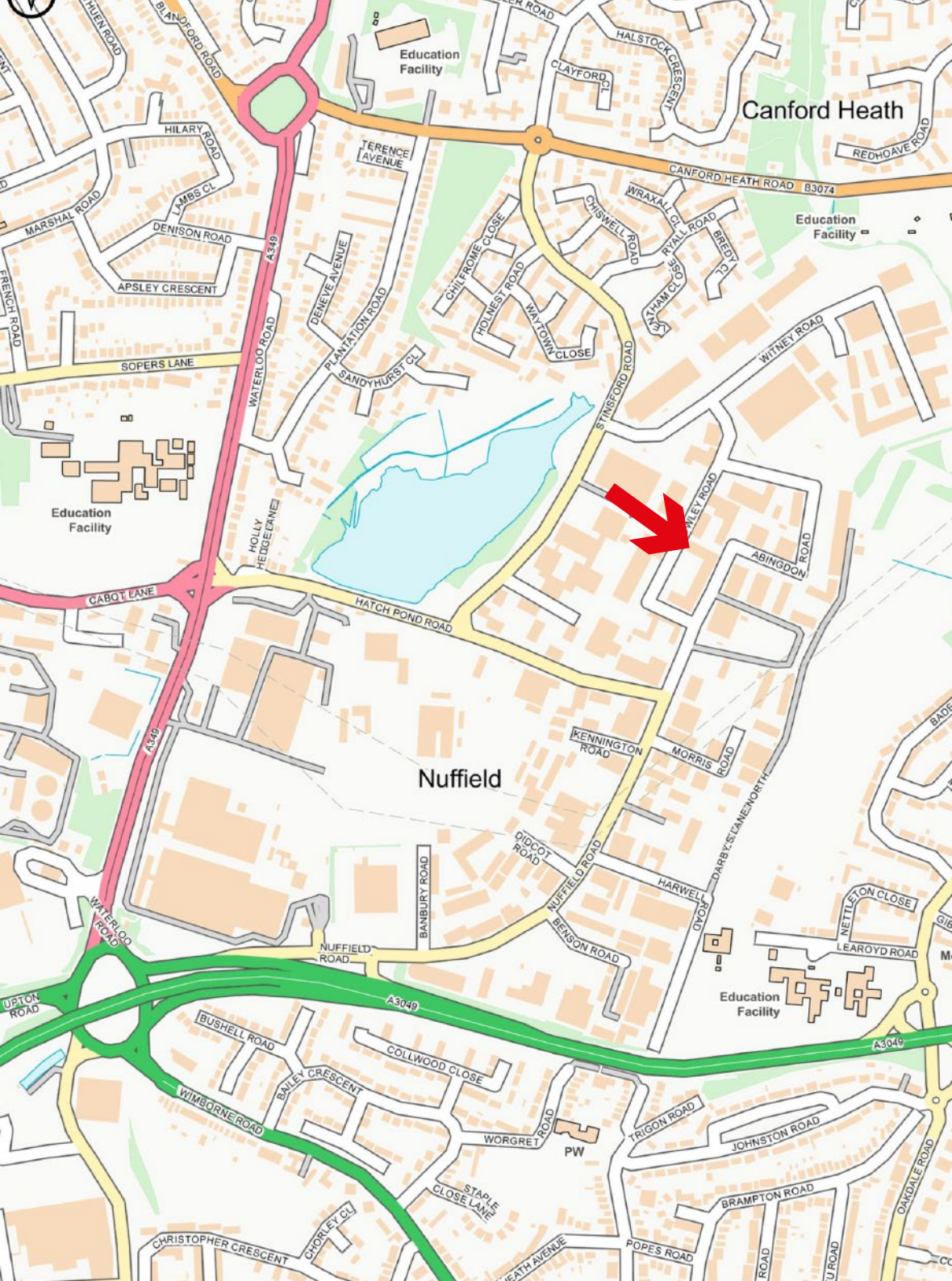
TO LET - INDUSTRIAL/WAREHOUSE PREMISES

Unit 12 Chantry Park, Cowley Road, Nuffield Industrial Estate, Poole, BH17 0UJ

sibbett
gregory



- Mid terrace unit
- Located on the Nuffield Industrial Estate
- Approximately 1,231 sq ft (114.3 sq m)
- 3 allocated parking spaces



LOCATION

Chantry Park Industrial Estate is located on Cowley Road which is part of 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.

DESCRIPTION

The mid-terrace premises are of brick construction with steel cladding to the upper elevations under a mono pitch roof incorporating daylight panels.

The property benefits from the following specification:

- Roller shutter loading door
- Personnel door
- Single WC
- Internal eaves height of approx 3.7m
- 3 phase electricity
- 3 allocated parking spaces

The property has a gross internal area of approximately 1,231 sq ft (114.3 sq m)

TENURE

Available by way of a new Full Repairing and Insuring Lease on terms to be agreed, subject to the surrender of the existing lease.

RENT

£15,500 per annum exclusive.

The rent is exclusive of business rates, service charge, VAT, buildings insurance and utilities.

BUSINESS RATES

The property has been assessed with a rateable value of £11,000. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

Businesses who can claim Small Business Rates Relief may be able to claim 100% rates relief on this property (no rates paid). Interested parties are therefore encouraged to contact the Local Rating Authority directly.

SERVICE CHARGE

There will be a service charge for the maintenance and upkeep of the common areas of the estate.

EPC

The property has a rating of C-(74) and a copy of the full EPC report is available upon request.

VIEWING

Viewing by appointment with the joint sole agents Sibbett Gregory or Goadsby, through whom all negotiations must be conducted.

Joe Lee

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Joshua Adamson

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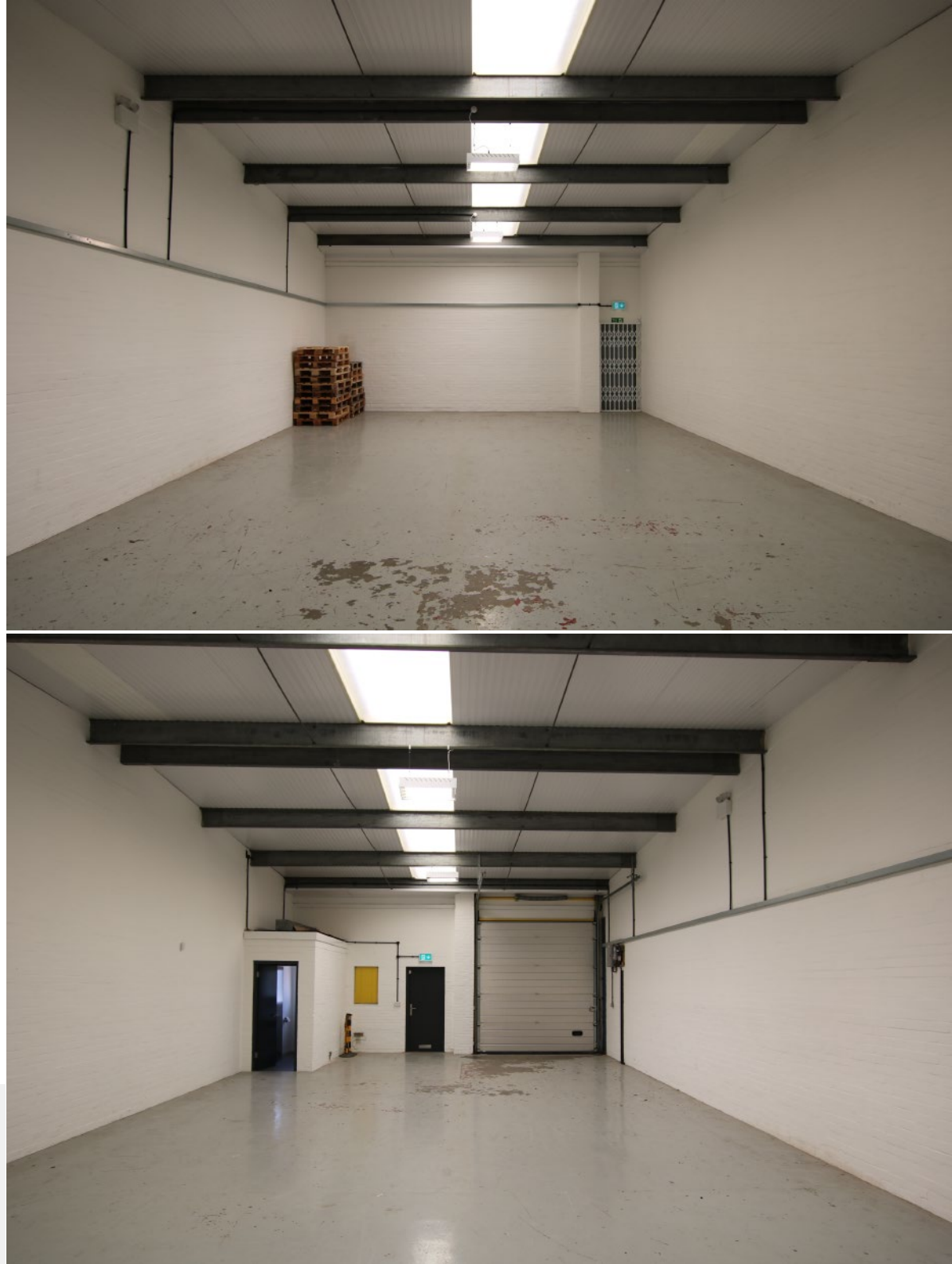
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FINANCE ACT 1989

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 - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance