

# FOR SALE SUBSTANTIAL INDUSTRIAL PREMISES WITH YARD

Units A, B & C | Sharp Road | Poole | Dorset | BH12 4BG



sibbett  
gregory

## SUMMARY

- Total gross internal area approx. 1,866 sq m (20,094 sq ft).
- Freehold interest.
- Strategically located between Poole and Bournemouth in established trading location.
- External yard space.
- Excellent parking provision.





## LOCATION

The property is situated at the western end of Sharp Road in Poole in an established and popular industrial location, situated in a strategic position between Bournemouth and Poole. Sharp Road is accessed from Alder Road, which connects to the A3049 to the north and the principal A35 to the south. Poole town centre is located approximately 3.5 miles to the south west and Bournemouth town centre is approximately 4 miles to the south east.

## DESCRIPTION

The property comprises a terrace of 3 industrial units which we understand were originally constructed for a single occupier.

The buildings are predominantly of steel portal frame construction with brick elevations under pitched roofs incorporating translucent daylight panels. There are small sections of flat roof located over the front and rear parts of Units B and front section of Unit C.

The properties benefit from the following specification:

- Four roller shutter loading doors.
- 3 phase electricity supply.
- Male and female cloakroom facilities in each unit.
- Loading bays.
- Offices.
- Separate personnel doors.
- Substantial rear yard.

Unit A has front and rear loading, whilst Units B and C benefit from rear loading to the shared yard area. There is a separate parking area located at the front of the property.

## ACCOMMODATION

The property has the following approximate gross internal areas and dimensions:

| Unit         | Sq M            | Sq Ft               | Minimum Eaves Height |
|--------------|-----------------|---------------------|----------------------|
| A            | 284.82          | 3,065 sq ft         | 4.21m                |
| B            | 752.96          | 8,105 sq ft         | 3.82m                |
| C            | 829.07          | 8,924 sq ft         | 3.82m                |
| <b>Total</b> | <b>1,866.85</b> | <b>20,094 sq ft</b> |                      |

The properties occupy a site area of approx. 0.44 hectares (1.09 acres).



## TENURE

Freehold with vacant possession.

## PRICE

**£1,675,000.**

We are advised that VAT is not applicable on the purchase price.

## BUSINESS RATES

The properties have the following Rateable Values (effective 1st April 2023):

Unit A & B - £45,750

Unit C - £35,500

The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually. Interested parties are therefore encouraged to contact the Local Rating Authority directly.

## EPC

The properties have the following energy ratings:

Unit A: D-77

Unit B: G-151

Unit C: G-254

Copies of the full Energy Performance Certificates are available upon request.

## VIEWING

Viewing by appointment with the sole agents 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

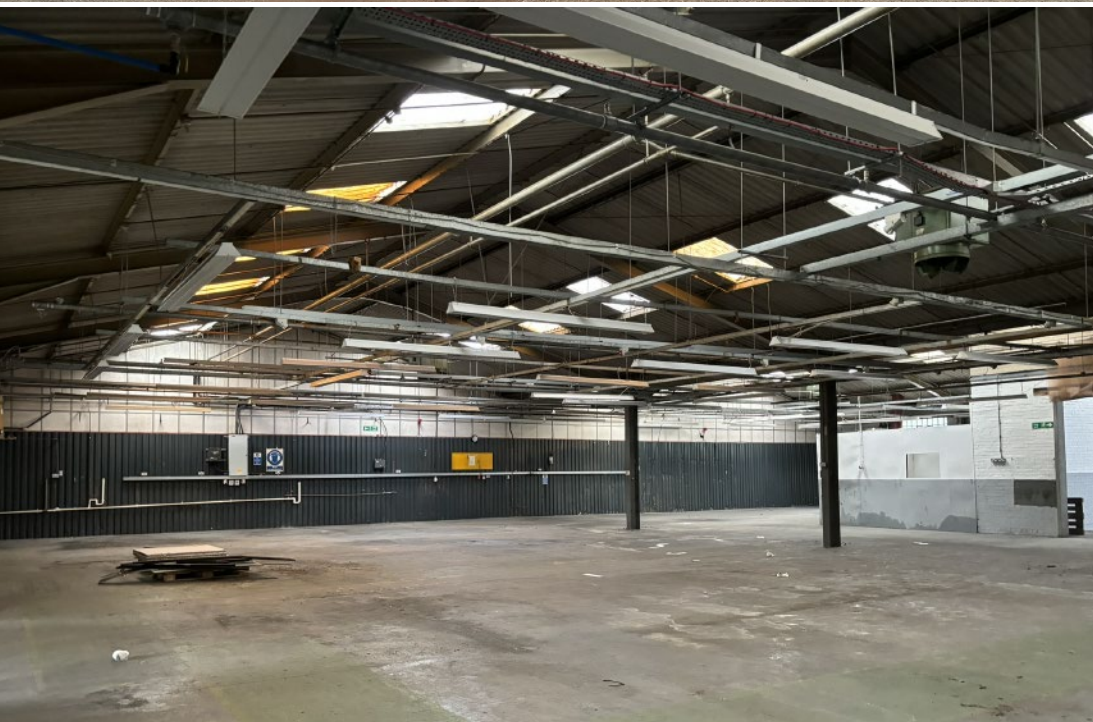
At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

#### 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 - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.





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