



TO LET

## Unit 2, 380 Ringwood Road, Poole, BH12 3LT

### Industrial/ warehouse premises

- Available January 2025
- £26,000 per annum inclusive
- Approx. 270.72 sq m (2,914 sq ft)
- Up and over loading door
- Minimum eaves height approx 3.47m
- Two car parking spaces

# Unit 2, 380 Ringwood Road, Poole, BH12 3LT

## LOCATION

The premises is located off Ringwood Road (A348) in Parkstone and is approx 3 miles north east of Poole Town Centre.

Ringwood Road provides links within the Poole/Bournemouth conurbation and provides easy access to both of the Town Centres and road networks beyond.

## DESCRIPTION

This property is a self contained industrial/warehouse unit of brick/block work construction under a pitched roof incorporating translucent daylight roof panels. Features include:

- Personnel door
- Up and over loading door
- Three office rooms
- Minimum eaves height approx 3.47m
- Concrete floor
- Kitchen
- WCs
- Two parking spaces

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	2,914	270.72	Coming Soon
<b>Total</b>	<b>2,914</b>	<b>270.72</b>	

## TENURE

The unit is available on a new full repairing and insuring sublease for a term to be agreed.

## RENT

£26,000 per annum inclusive of business rates and buildings insurance contribution. The rent is payable monthly in advance by standing order.

VAT will be payable in addition to the rent.

## SERVICE CHARGE

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

## BUSINESS RATES

The business rates contribution to be inclusive in the rental figure.

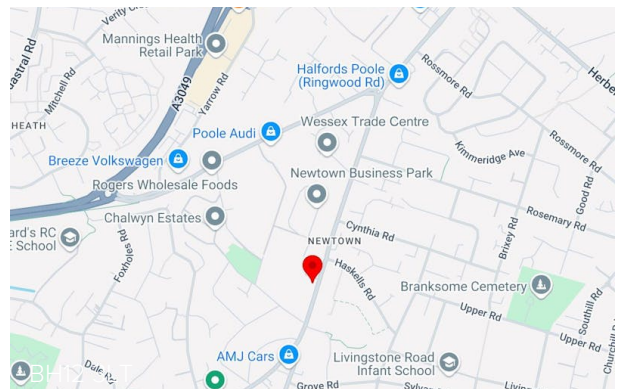
## LEGAL COSTS

Each party to bear their own legal costs incurred in the preparation of a new sublease.

## EPC

The premises has the following rating:

D (82)



## SUMMARY

<b>Available Size</b>	2,914 sq ft
<b>Rent</b>	£26,000 per annum inclusive
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	D (82)

## VIEWING & FURTHER INFORMATION

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