



Unit 8 Ventura Place, Poole, BH16 5SW

Mid terrace industrial unit to let

- Gross internal area approx. 70.6 sq m (760 sq ft)
- Rent £9,120 per annum exclusive
- Rateable value £6,500
- One parking space plus loading bay
- Min eaves height approx. 4.5 m
- Immediately available

Unit 8 Ventura Place, Poole, BH16 5SW

LOCATION

The property is situated on Ventura Place Industrial Estate which is accessed from Factory Road which is the main route through the Upton Industrial Estate.

Upton Industrial Estate benefits from good access to A35 Upton by-pass which provides excellent road links within the Poole and Bournemouth conurbation.

The property is situated approx. 3 miles north of Poole town centre and has easy access to the Port of Poole via A350 Blandford Road.

DESCRIPTION

The property comprises a mid terrace industrial unit of steel portal frame construction with part brick, part clad elevations and modern insulated roof covering incorporating daylight panels.

The property has a manual loading door of approx. 2.9m wide by 4m high, a single WC and a small partitioned office at the rear.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	760	70.61
Total	760	70.61

SPECIFICATION

The property has the benefit of the following features:-

- 3 phase electrical supply
- Power points
- Manual roller shutter door
- Daylight roof panels
- Overhead fluorescent strip lights
- WC

TENURE

The property is available on a Full Repairing and Insuring basis for a minimum lease term of 3 years.

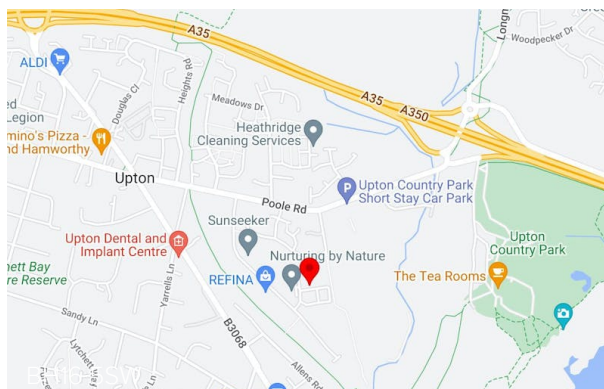
RENT

£9,120 per annum exclusive.

The rent is exclusive of business rates (if applicable), insurance, service charge and VAT.

SERVICE CHARGE

The service charge covers a contribution towards the upkeep and maintenance of the estate and the building insurance. Further details are available on request.



SUMMARY

Available Size	760 sq ft
Rent	£9,120 per annum
Rateable Value	£6,500
EPC Rating	E (123)

VIEWING & FURTHER INFORMATION

Jayne Sharman

01202 661177 | 07747 773999

jayne@sibbettgregory.com

**sibbett
gregory**

More properties @ www.sibbettgregory.com

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. Generated on 25/09/2024