



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.

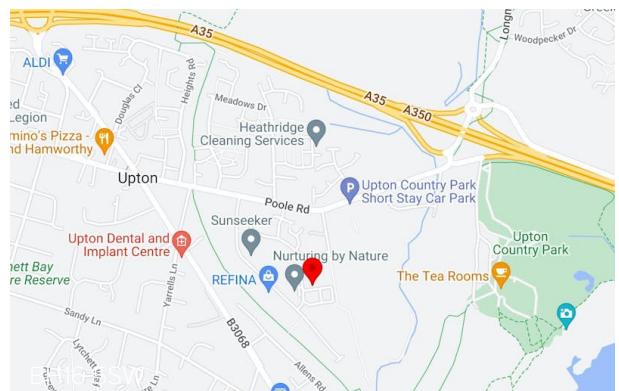
The rent is exclusive of business rates (if applicable), insurance, service charge and VAT.

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.



Image for illustrative purposes only



SUMMARY

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

VIEWING & FURTHER INFORMATION

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