

FOR SALE INDUSTRIAL/WAREHOUSE PREMISES

211 Haymoor Road | Poole | Dorset | BH15 3NT

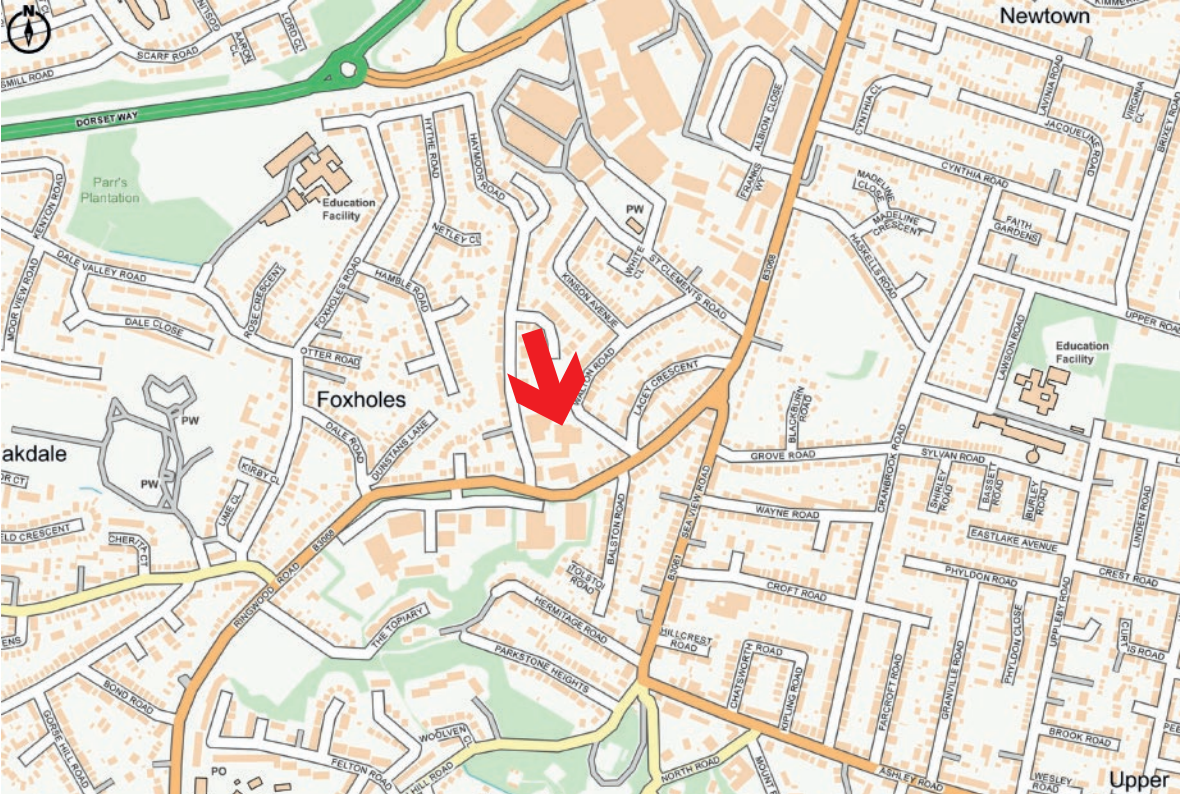


SUMMARY

- Size approx. 453 sq m (4,876 sq ft)
- £430,000 exclusive
- Semi detached unit
- On site car parking up to 14 cars



**sibbett
gregory**



LOCATION

The property is located on Haymoor Road in Poole which is accessed from Ringwood Road (B3068). Ringwood Road connects with the A35 which provides excellent transport links within and beyond the Poole/Bournemouth conurbation.

The property is situated within a mixed use location including retail warehouses, storage and trade counter operators and residential properties.

DESCRIPTION

The property is a semi-detached industrial/warehouse building constructed by means of a steel frame with brick and part clad elevations under a pitched roof incorporating translucent daylight panels. The premises provide the following specification:

- Offices
- Kitchen
- WC's
- Concrete floor
- Personnel door
- Minimum eaves height approx. 3.4 m
- Alarm
- UPVC glazed windows
- On site car parking up to 14 cars

ACCOMMODATION

The premises have the following approximate overall gross internal floor areas:

Ground floor	371.15 sq m	(3,995 sq ft)
First floor mezzanine	81.85 sq m	(881 sq ft)
Total	453 sq m	(4,876 sq ft)

TENURE

The property is for sale freehold with vacant possession.

PRICE

£430,000 exclusive.

BUSINESS RATES

Rateable Value: £22,500

The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

EPC

To be assessed.

VIEWING

Viewing by appointment with the sole agents Sibbett Gregory.

Joe Lee

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Email: joe@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.

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