



**SANDBOURNE HOUSE, DOMINION ROAD, WEST HOWE  
INDUSTRIAL ESTATE, BOURNEMOUTH, BH11 8LH**

OFFICE / INDUSTRIAL / WAREHOUSE TO LET  
9,059 SQ FT (841.61 SQ M)



# Summary

**TO LET**  
**DETACHED**  
**INDUSTRIAL/WAREHOUSE BUILDING**  
**SITUATED ON A SECURE SELF**  
**CONTAINED CORNER SITE**

|                       |  |
|-----------------------|--|
| <b>Available Size</b> | 9,059 sq ft  |
| <b>Rent</b>           | £90,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance. |
| <b>Rateable Value</b> | £72,500 (from 01.04.23)  |
| <b>EPC Rating</b>     | E (119)  |

- Eaves height 6m approx
- 25+ on site car parking spaces.
- 2 electrically operated sectional up and over loading doors (height 4.9m width 3m) approx.
- Gas fired central heating to panel radiators in office area.

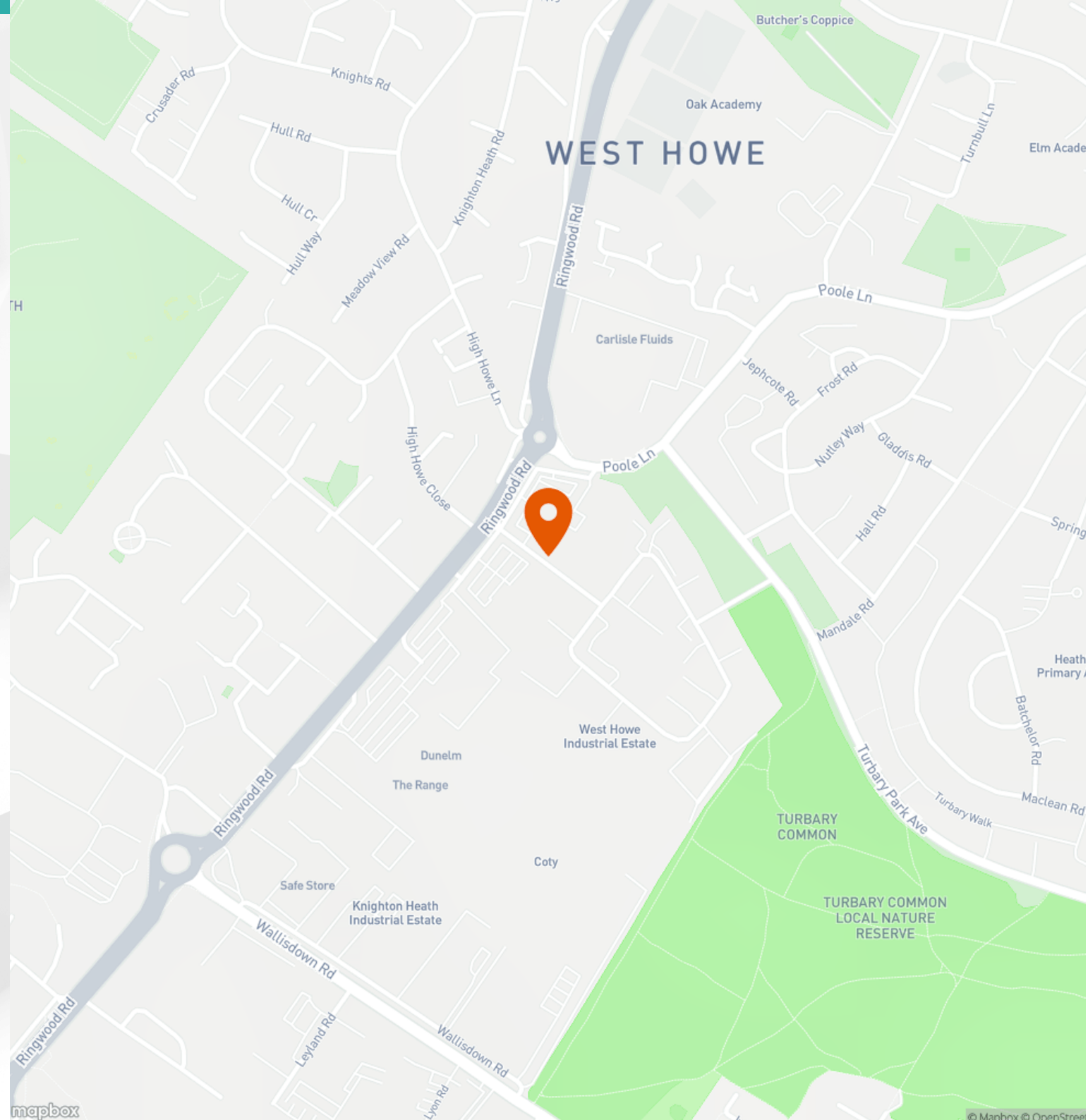


# Location



**Sandbourne House Dominion Road, West Howe Industrial Estate, Bournemouth, BH11 8LH**

The property is situated on the established West Howe Industrial Estate approximately 3½ miles to the north west of Bournemouth Town Centre and 3½ miles to the north east of Poole Town Centre. Dominion Road provides direct access to the A348 Ringwood Road which forms part of the main arterial trunk road system. The property is occupied in a prominent site on the south western corner of the junction of Dominion Road and Elliott Road.





# Further Details

## Description

The premises, constructed in the late 1990s, comprise a detached industrial building of steel portal frame construction. The elevations to the property incorporate a mixture of facing brickwork with plastic coated profiled metal cladding above to eaves height. The pitched roof to the property is also covered with plastic coated profiled metal cladding.

Internally, the property provides a ground floor workshop area together with a mixture of offices, stores and welfare areas at ground and first floor levels.

Externally, the property incorporates a substantial tarmac surfaced parking/yard area situated on a secure site with palisade security fencing and an electric access gate. There are separate personnel gates off Dominion Road giving access to a personnel door on the side elevation.

## Accommodation

The accommodation comprises the following areas:

| Name           | sq ft        | sq m          | Availability |
|----------------|--------------|---------------|--------------|
| Ground - Floor | 6,579        | 611.21        | Available    |
| 1st - Floor    | 2,480        | 230.40        | Available    |
| <b>Total</b>   | <b>9,059</b> | <b>841.61</b> |              |

## Viewings

Strictly by appointment through the sole agent.

## Tenure

New full repairing and insuring lease incorporating upward only rent reviews on terms to be agreed.

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



## Enquiries & Viewings



**David Cowling**

[dcowling@vailwilliams.com](mailto:dcowling@vailwilliams.com)

07740 611100

01202 558262

