

Unit 10 Chantry Park

Cowley Road, Nuffield Industrial Estate, Poole, BH17 0UJ

FOR SALE



SUMMARY

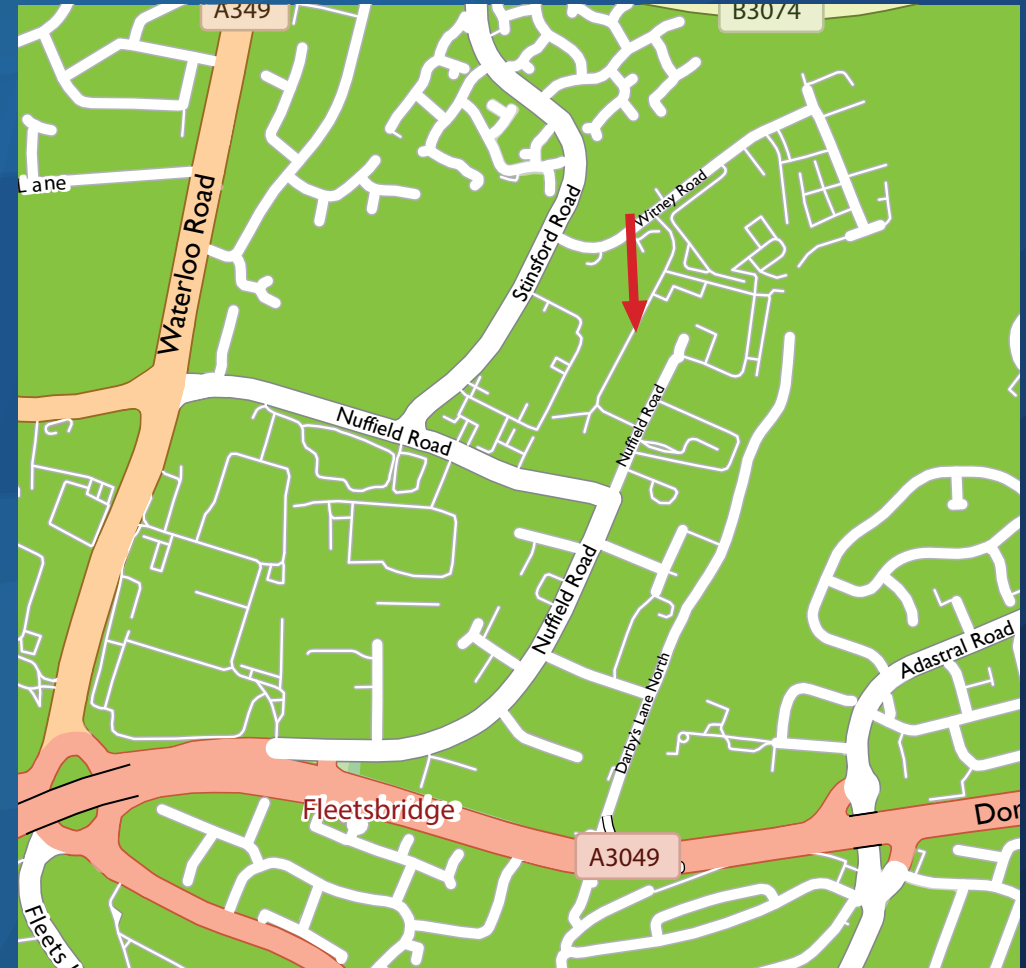
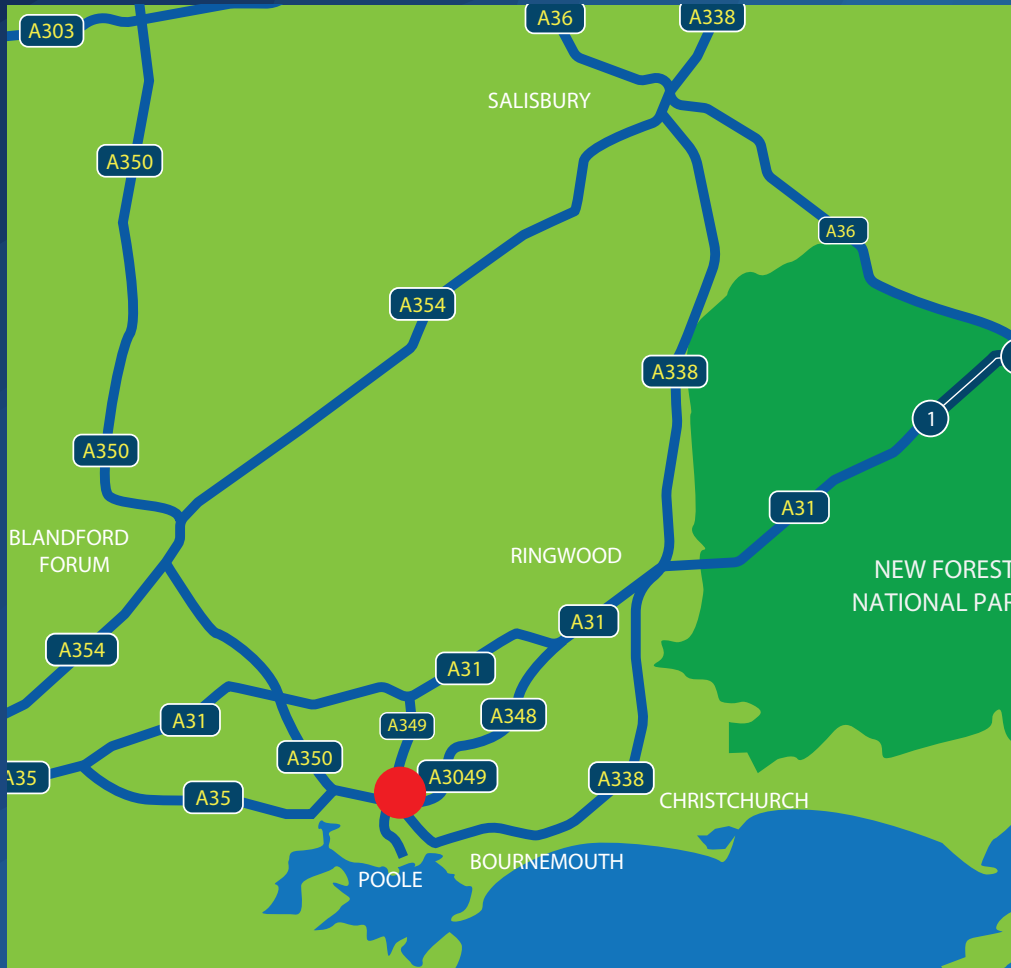


- Approximately 3,741 sq ft (347.59 sq m)
- £550,000 exclusive
- Located on the Nuffield Industrial Estate
- Mid terrace unit
- 8 allocated parking spaces

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LOCATION

Chantry Park Industrial Estate is located on Cowley Road which is part of the Nuffield Industrial Estate. Nuffield Industrial Estate is situated 3 miles north of Poole town centre and adjacent to the A3049 Dorset Way dual carriageway which provides access east to Bournemouth and west to Wareham and Dorchester.



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DESCRIPTION

The mid-terrace premises occupies a prominent corner position and is of brick construction with steel cladding to the upper elevations under a mono pitch roof incorporating daylight panels. The property benefits from the following specification:

- Up and over loading door
- Personnel door
- Reception
- Two WCs
- Offices
- Kitchen
- Concrete floor
- Internal eaves height of approx 3.7m
- 3 phase electricity
- 8 allocated parking spaces

The property has a gross internal area of approximately 3,741 sq ft (347.59 sq m)

TENURE

The property is for sale freehold with vacant possession on completion.

PRICE

£550,000 exclusive.



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EPC

The property has a rating of C-(72) and a copy of the full EPC report is available upon request.

BUSINESS RATES

The Valuation Office Agency states that the property has a rateable value of £28,750 with effect from 1 April 2023. The rates payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

VIEWING

Strictly by appointment with the agents, Sibbett Gregory.

Joe Lee

Telephone: 01202 661177

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.

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