



TO LET

Unit 40, Bridge Street, Bailey Gate Industrial Estate, Sturminster Marshall, Wimborne, BH21 4DB

Industrial/ Warehouse premises

- Located on the popular Bailey Gate Industrial Estate
- Gross internal area approx. 328.28 sq m (3,532 sq ft)
- £25,250 per annum exclusive
- On site car parking

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LOCATION

The property is located on Bailey Gate Industrial Estate with good access via the A350 to Poole town centre, (approx. 6 miles), Wimborne town centre (approx. 3 miles) and Blandford (approx. 8 miles).

DESCRIPTION

The property comprises a mid terrace unit constructed of steel portal frame and block party walls with external cladding under a pitched corrugated roof incorporating translucent daylight panels. The premises benefits from:

- Personnel door
- Roller shutter loading door approx 3.9m high and 3.7m wide
- Three phase electricity
- Concrete floor
- Office
- Three WCs
- On site car parking

TENURE

The unit is available on a new full repairing and insuring lease incorporating upward only rent reviews every 3 years.

RENT

£25,250 per annum exclusive.

The rent is exclusive of business rates, service charge, VAT, buildings insurance and utilities. The rent is payable quarterly in advance.

SERVICE CHARGE

There will be a service charge for the maintenance and upkeep of the common areas of the Estate.

BUSINESS RATES

The Valuation Office Agency states that the property has a rateable value of £20,250. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

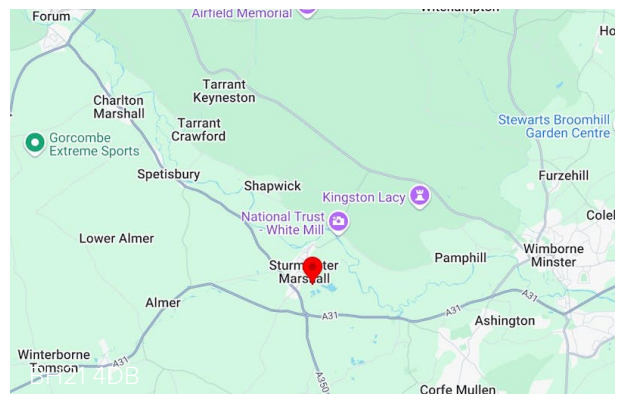
USE

Motor or leisure related activities will not be permitted.

EPC

The premises has the following rating:

D (87)



SUMMARY

Available Size	3,532 sq ft
Rent	£25,250 per annum exclusive
Rateable Value	£20,250
EPC Rating	D (87)

VIEWING & FURTHER INFORMATION

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