

# Unit 2, 12 Abingdon Road

Nuffield Industrial Estate, Poole, BH17 0UG

**TO LET**





# SUMMARY



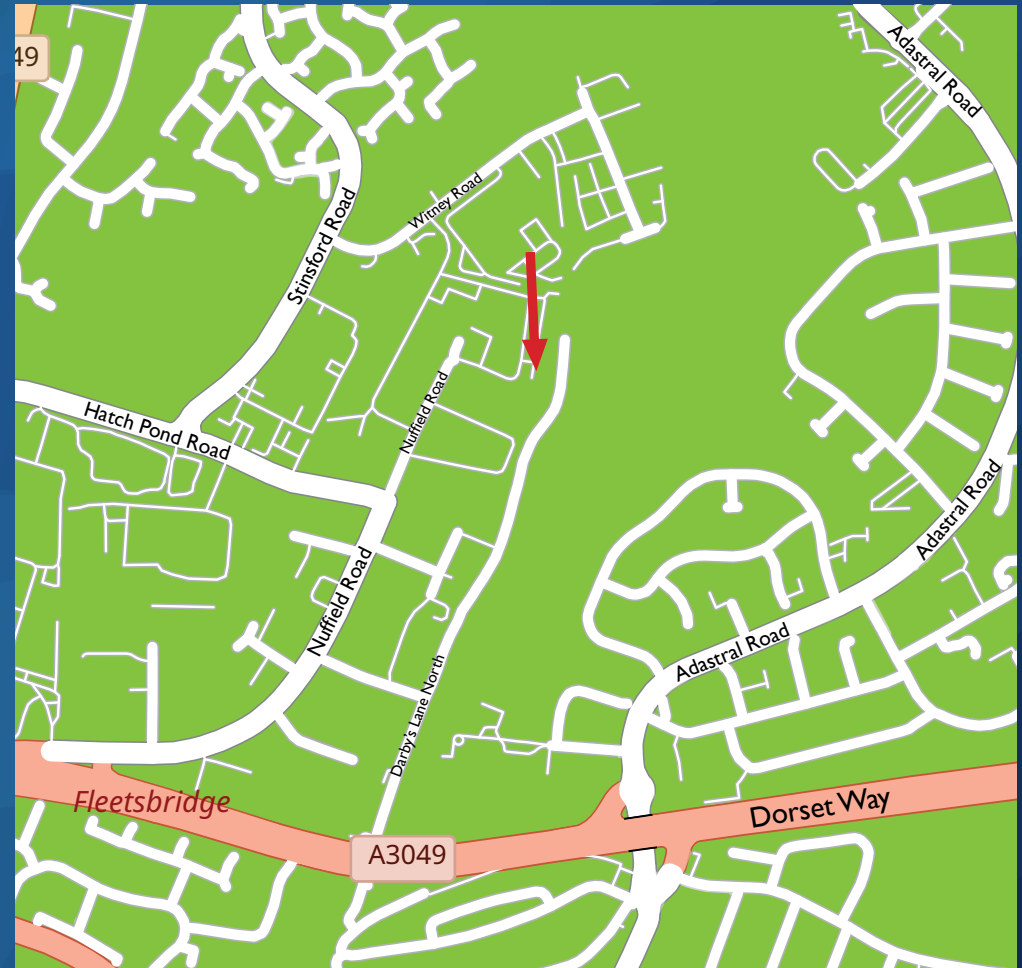
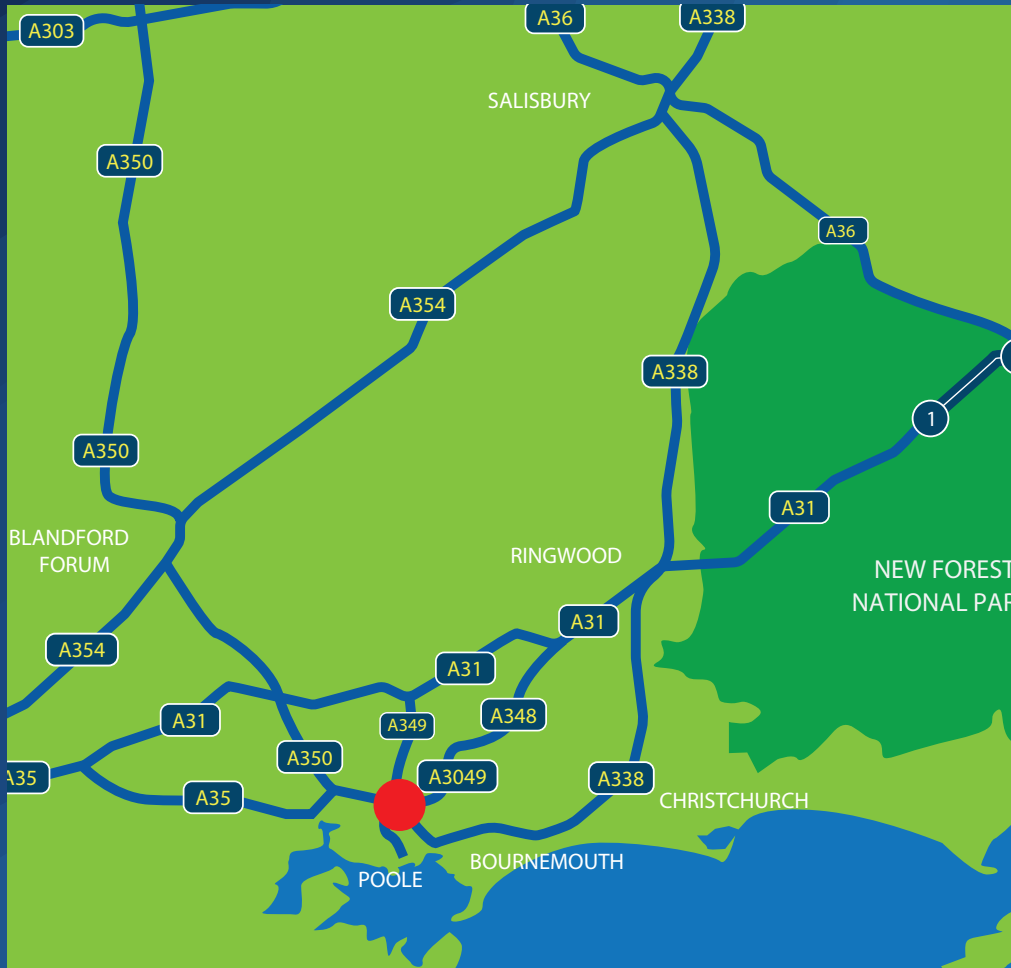
- Located on the popular Nuffield Industrial Estate
- Gross internal area approx. 297.78 sq m (3,206 sq ft)
- £27,000 per annum exclusive
- 7 parking spaces

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## LOCATION

Abingdon Road is accessed via Nuffield Road, which is the main road running through the Nuffield Industrial Estate.

The Nuffield Industrial Estate is one of Poole's best known and most established industrial estates, situated approximately 3 miles to north of the Town Centre and adjoining the Fleets Corner interchange.



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## DESCRIPTION

Constructed as a mid-terrace unit of steel portal frame with brick outer and block inner walls with steel cladding to the upper elevations under a pitched roof incorporating translucent daylight panels. The unit benefits from the following:-

- Personnel door
- Roller shutter loading door approx 4.6m high and 4.1m wide
- Eaves height of approx 5.50m
- Concrete floor
- Three phase electricity
- LED lighting
- Office
- Two WCs
- Seven parking spaces



5.50m eaves height



Roller shutter loading door (4.6m x 4.1m)



3 phase power



LED lighting



7 car parking spaces

## ACCOMMODATION

The accommodation comprises the following areas:

	Sq M	Sq Ft
Ground	271.06	2,918
First	26.72	288
<b>TOTAL</b>	<b>297.78</b>	<b>3,206</b>



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## TENURE

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

## RENT

£27,000 per annum exclusive.

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

## EPC

The premises have an EPC rating of B-32.

## BUSINESS RATES

The Valuation Office Agency states that the property has a rateable value of £27,250. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

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## LEGAL COSTS

The incoming tenant to be responsible for the landlords reasonable legal costs incurred in the preparation of a new Lease.

## SERVICE CHARGE

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



## VIEWING

Strictly by appointment with the agents, Sibbett Gregory.

**Joe Lee**

Telephone: 01202 661177

Email: [joe@sibbettgregory.com](mailto: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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