



## Unit 8 Westbourne Business Centre, Wharfdale Service Road, Bournemouth, BH4 9AB

### END OF TERRACE INDUSTRIAL/WAREHOUSE PREMISES

- Approx. 91 sq m (980 sq ft)
- Located on an established Business Centre
- On site Parking
- Rent £16,450 per annum exclusive
- Electric loading door (approx. 3.1m w by 4.4m high)
- Immediately available

# Unit 8 Westbourne Business Centre, Wharfdale Service Road, Bournemouth, BH4 9AB

## LOCATION

The property is located on Wharfdale Service Road which is accessed off Queens Road in Westbourne.

Queens Road connects to Poole Road which links with the main A338 dual carriageway to provide good transport links to the local road network, as well as the A31 and the M27/M3 motorway network.

The unit is located approximately 1 mile east from Bournemouth Town centre and approximately 0.25 a mile from Westbourne.

## DESCRIPTION

The property comprises a modern, end-of-terrace unit of steel portal frame construction with brick outer and block inner walls. The property is under an insulated steel-clad pitched roof incorporating translucent daylight panels and benefits from the following specification:

- 3 phase electricity
- LED lighting
- Gas supply
- Unisex/disabled WC
- Electric loading door measuring approx. 3.1m wide by 4.4m high
- Separate personnel door
- Internal eaves height approx. 6.0m
- 3 parking spaces

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	980	91.04	Available
<b>Total</b>	<b>980</b>	<b>91.04</b>	

## RENT

£16,450 per annum exclusive of business rates, service charge, insurance premium and VAT.

## TENURE

The property is available by way of a new full repairing and insuring lease for a term to be agreed subject to 3 yearly upwards only rent reviews.

## BUSINESS RATES

Rateable value of £12,000.

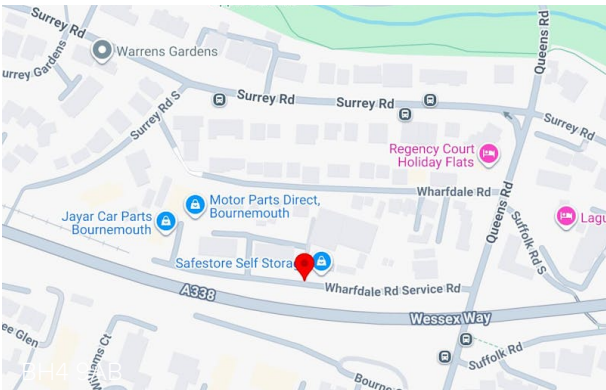
(£14,500 from 1 April 2026)

## SERVICE CHARGE

A service charge is payable in respect of communal services at the Business Centre. Each unit has a 12.5% contribution towards the estate service charge. Further details are available from the Agents.

## VIEWING

Viewing by appointment with the agent Sibbett Gregory.



## SUMMARY

<b>Available Size</b>	980 sq ft
<b>Rent</b>	£16,450 per annum
<b>Rateable Value</b>	£12,000 £14,500 from 1 April 2026.
<b>EPC Rating</b>	C (66)

## VIEWING & FURTHER INFORMATION

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