



Unit 12 And 14 Stepnell Reach, 541 Blandford Road, Poole BH16 5BW

TO LET

Industrial Premises With Secure Yard

24,063 Sq Ft
(2,235 Sq M)

DESCRIPTION

The property comprises a detached self-contained industrial unit with a dual pitched roof. Internally the unit mainly comprises a large warehouse which is accessed by 2 roller shutter doors on either side or separate personnel doors. The remaining areas comprises a mixture of production space, modern offices, kitchenette and WC facilities over two floors. Externally there is a yard to both sides and to the rear of the property. 186 PV roof panels produce approximately 41,000kwh/annum of renewable electricity into the property.

- ✓ 2 Loading Doors
- ✓ Secure Yard & Ample Parking
- ✓ Modern Offices
- ✓ 5m Eaves
- ✓ Apex Height 7.7m
- ✓ PV Panels



LOCATION

Stepnell Reach is located just off Blandford Road (B3068) in Hamworthy, around 2 miles away from Poole town centre. Blandford Road is an arterial route connecting Poole town centre and the Port of Poole with the A35 dual carriageway in Upton.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor	20,664	1,920
First Floor	3,399	316
Total	24,063	2,235

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

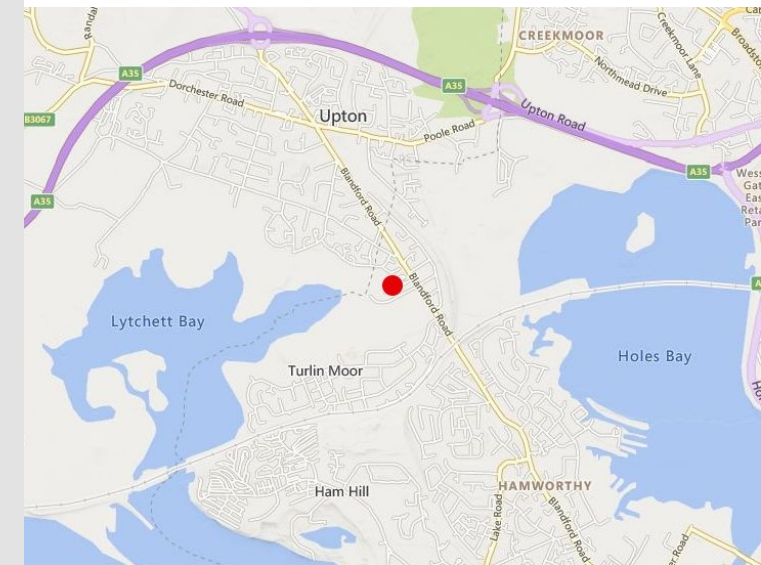
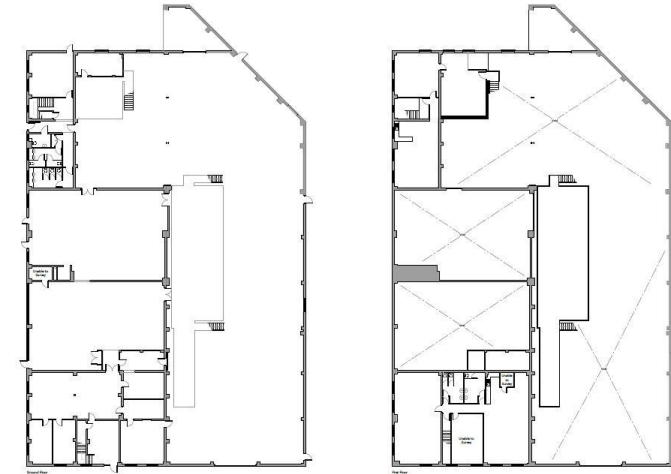
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The rent is £228,500 per annum. The premises are available from the 31st March 2024 by way of a new Full Repairing and Insuring Lease for a term to be agreed.

EPC

EPC: D-80 (to be re-assessed)



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS 21-Sep-2023

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Luke Mort
07591 384236
lmort@lsh.co.uk

Dan Rawlings
07702 809192
drawlings@lsh.co.uk

Kenan Rowles
07709 502222
krowles@lsh.co.uk