



Units 31 & 33 Nuffield Industrial Estate, Cowley Road, Poole BH17 0UJ

**TO LET**

Refurbished Industrial/Warehouse  
Units

**3,265 - 6,866 Sq Ft**  
**(303 - 638 Sq M)**



# Units 31 & 33 Nuffield Industrial Estate, Cowley Road, Poole BH17 0UJ

## DESCRIPTION

The units are of brick outer, blockwork inner wall construction with profiled steel cladding to upper elevations. The units can be leased individually or combined together. Unit 33 benefits from a first floor office.

- ✓ Minimum Eaves Height 6.60m
- ✓ Electric Roller Door 4.3m W x 4.8m H
- ✓ LED Warehouse Lighting
- ✓ 3 Phase Electricity
- ✓ Allocated Car Parking
- ✓ First Floor Office/Kitchen to Unit 33

## LOCATION

Cowley Road is accessed from Nuffield Road the main estate road for Nuffield Industrial Estate, which is strategically located adjacent to the A3049 & has access to the main Waterloo Road via Hatch Pond Road. Nuffield Road connects to the Fleetsbridge Interchange Roundabout which accesses the main A35 & Waterloo Road. The A3049 ultimately connects to the M27 via A348 & A31.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Unit 31	3,265	303
Unit 33	3,601	335
<b>Total</b>	<b>6,866</b>	<b>638</b>

## 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

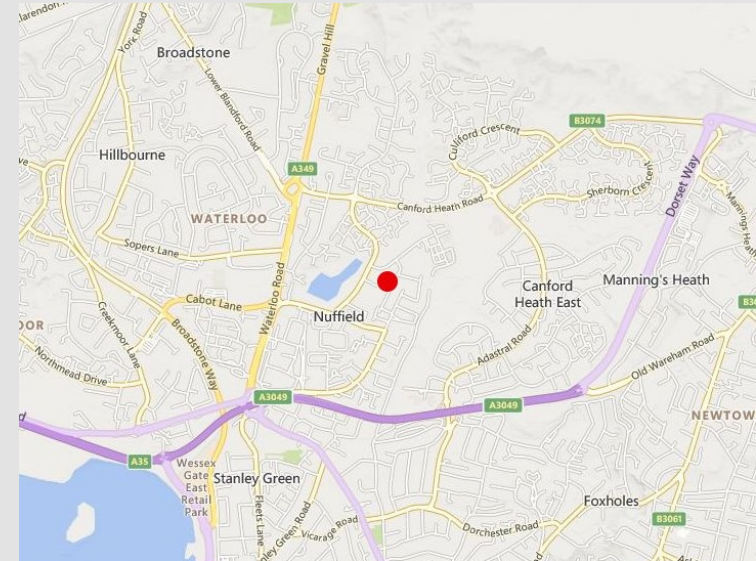
Units 31 & 33: £37,500 (1/4/2017) - £46,000 (1/4/2023)

## TERMS

The units are available on new FRI leases incorporating upward only open market rent reviews. Rent on application.

## EPC

To Be Reassessed Following Refurbishment.



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Regulated by RICS 28-Feb-2024

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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