



7 Wessex Trade Centre, 492 Ringwood Road, Poole BH12 3PF

**TO LET**

Industrial/Trade Counter Premises

**2,952 Sq Ft  
(274 Sq M)**

## DESCRIPTION

Unit 7 is of steel portal frame construction, with both a loading and a customer entrance. The elevations are brick and block with profile metal cladding under a pitched roof. Internally, the unit has a concrete floor, 3 phase electrics and a loading door.

External areas are tarmacadam (estate road) and concrete slab (forecourt).

National occupiers on the estate include, Yesss Electrical, Edmundson Electrical, Crown Decorating Centre, Sally Salon Services and GSF Car Parts.

- ✓ Loading door
- ✓ 3 phase electric
- ✓ First floor offices
- ✓ Covered loading canopy
- ✓ Ample parking
- ✓ Established industrial estate



## LOCATION

Wessex Trade Centre is accessed via two vehicular points, directly off the B3068/Ringwood Road to the east and B3061/Old Wareham Road to the west.

The central location gives good access within and beyond the Poole/Bournemouth conurbation. Ringwood Road links with the A31 and onto the motorway network. Old Wareham Road provides direct links with A3049 dual carriageway.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor	2,215	206
First Floor	737	68
<b>Total</b>	<b>2,952</b>	<b>274</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

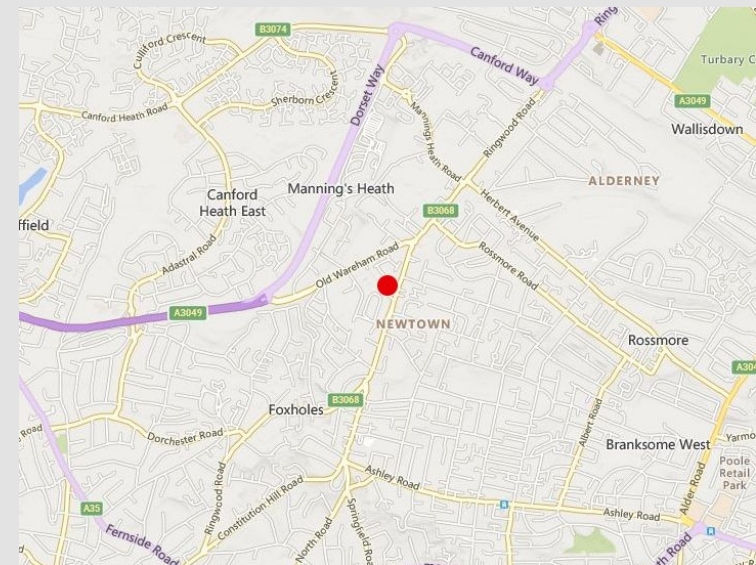
For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

The rent is £36,900 per annum. The premises are available by way of a new FRI lease for a term to be agreed.

## EPC

The Energy Performance Asset Rating is E (107)



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Regulated by RICS 28-Apr-2023

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



Luke Mort  
07591 384236  
[lmort@lsh.co.uk](mailto:lmort@lsh.co.uk)

Dan Rawlings  
07702 809192  
[drawlings@lsh.co.uk](mailto:drawlings@lsh.co.uk)

Kenan Rowles  
07709 502222  
[krowles@lsh.co.uk](mailto:krowles@lsh.co.uk)