



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## 23/24 KENNINGTON ROAD NUFFIELD INDUSTRIAL ESTATE, POOLE BH17 0GF



### Industrial Units TO LET

- Existing business is relocating
- 2 interlinked Industrial Units
- Gross internal area: 2,678 sq.ft.
- Self contained secure yard

**Available on a new  
lease at  
£25,000 p.a.**

Arrange a viewing today

**01202 551821**

**[bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**

## SITUATION AND DESCRIPTION

Nuffield Industrial Estate is located just over 2 miles north of Poole town centre and about 6 miles west of Bournemouth Town Centre. Nuffield is the main industrial estate in the Poole conurbation.

Nuffield road, which is the principle road through the middle of the estate provides access out onto the A3049 Dorset Way. Kennington road has direct access out onto the Nuffield

The subject property comprises two older style self contained industrial units within a self contained secure yard.

## ACCOMMODATION

### Unit 24

Width	38'00" (11.5m)
Depth	28'00" ( 8.5m)
office	8'00" x 7'06" (2.4m x 2.3m)
Cloakroom	
<b>Gross Internal Area</b>	<b>1,064 sq.ft. (98 sq.m.) Approx</b>
Door	9'00" (w) x 9'02" (h) (2.7m x 2.8m)

### Unit 23

Width	28'08" ( 8.7m)
Depth	41'00" (12.5m)
cloakroom	
<b>Gross Internal Area</b>	<b>1,175 sq.ft (109 sq..m.) Approx</b>
Doors	8'00"(w) x 7'07"(h) (2.4m x 2.3m)
Lean to	10'00" x 37'10" (3.0m x 11.5m)
Store	10.00" x 6'03" (3.0m x 1.9m)
<b>Total Gross Internal Area</b>	<b>2,678 sq.ft. (248 sq.m.) Approx</b>

## Outside

Gated secure yard with access onto Kennington road

## RATEABLE VALUE -

23 Kennington road £9,200 (previously £7,200)  
24 Kennington road £8,400 (previously £6,600)

Anyone who occupies two commercial properties with a combined rateable value of less than £20,000 will be able to apply for small business rates relief exemption.

## EPC RATING - C

## PLANNING

There is no available planning history online to view but we understand that the buildings have a long established use as Class B1 light industrial

The buildings would lend themselves to a range of industrial occupiers and uses.

## TENURE

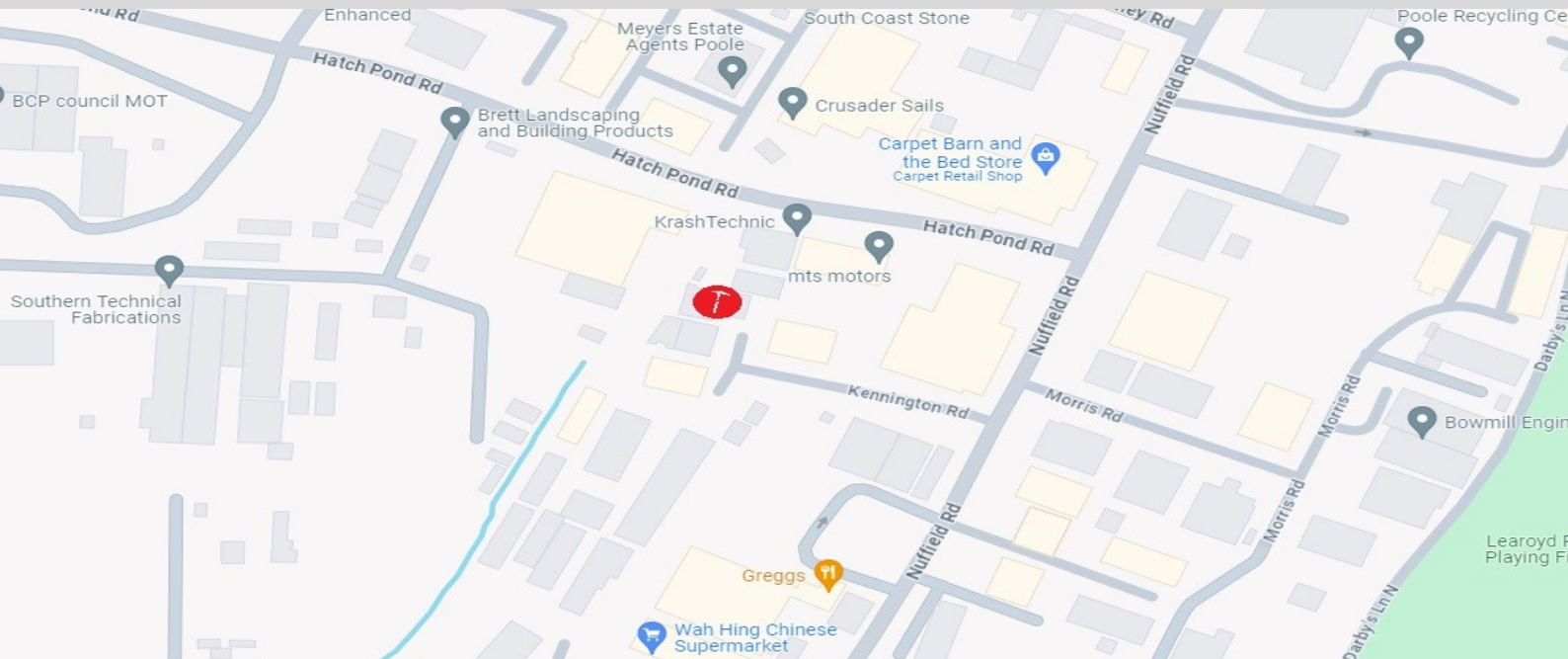
The premises are available on a new lease for a term of 6 years with a 3<sup>rd</sup> year rent review and tenant only break clause at the end of the 3<sup>rd</sup> year at a rental of £25,000 p.a.

## VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

**Tel: 01202 551821**

**Website: [www.ellis-partners.co.uk](http://www.ellis-partners.co.uk)**



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## MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.