

TO LET
(combined or individually)
STORAGE UNITS
16c WITH OFFICES

Units 16b & 16c
Station Approach
Ashley Road
Bournemouth
BH1 4NB

1,578 / 2,998 / 4,576 sq ft*
Approx gross internal areas

From £13,250 + VAT per annum exclusive



Unit 16c

Units 16b & c

Reference: SJT/10182

LOCATION

The property is situated in a small development of commercial units known as Station Approach with access from Ashley Road between Kings Park Primary School and North Road in the Bournemouth suburb of Boscombe.

Ashley Road (A3049) connects with Holdenhurst Road providing access to the A338 Wessex Way dual carriageway which leads to the A31/M27 and motorway network.

DESCRIPTION

The property comprises an end of terrace storage unit with offices and a mid-terrace storage unit, available together or separately. The building is constructed of brick elevations with a pitched roof over the main building and sloping trussed roof over the loading bays to the front elevation with dock loading to the storage areas. Features include:-

16b

- * Roller shutter loading door
- * Storage area covered by a suspended ceiling throughout with a height of approx 3m
- * Dock loading bay. Approx. height difference between ground and storage floor is 0.9m
- * Outside there is use of a shared WC block
- * Car parking

16c

- * Personnel entrance door
- * Open plan office with partitioned office and meeting room
- * Roller shutter loading door
- * Storage area covered by a suspended ceiling throughout with a height of approx 3m
- * Dock loading bay. Approx. height difference between ground and storage floor is 1m
- * Outside there is use of a shared WC block
- * Car parking

ACCOMMODATION

16b

Store including loading bay 1,578 sq ft 147 m²

16c

Offices and store including loading bay 2,998 sq ft 278 m²

TOTAL 4,576 sq ft 425 m²

* Exact floor areas to be confirmed following construction of the party wall between the 2 units.

Areas approximate on a gross internal basis

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

BUSINESS RATES (source: www.voa.gov.uk)

Rateable Value: To be assessed

SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

TENURE

The premises are available to let as a whole or as individual units on new repairing and insuring leases for a term to be agreed incorporating upward only open market rent reviews.



Unit 16c

RENT

16b

£13,250 plus VAT per annum exclusive

16c

£19,250 plus VAT per annum exclusive

16b & 16c

£27,500 plus VAT per annum exclusive

The rent quoted is exclusive of business rates, VAT, service charge, insurance premium and all other outgoings.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band E (106).

The full EPC and recommendations report are available on request.

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.

SERVICE CHARGE

A service charge is payable in respect of the upkeep, management and maintenance of the common parts within the Estate including the WC block. The service charge also includes apportioned buildings insurance and water costs.

The approximate service charge currently applicable to Unit 16b Station Approach is budgeted at £1,206.43 including VAT per annum payable monthly in advance and 16c is budgeted at £2,449.93 including VAT per annum payable monthly in advance.

PLANNING

In accordance with our normal practice we advise all interested parties to make their own enquiries through the Planning Department of BCP Council (Bournemouth) (tel: 01202 123 321).

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

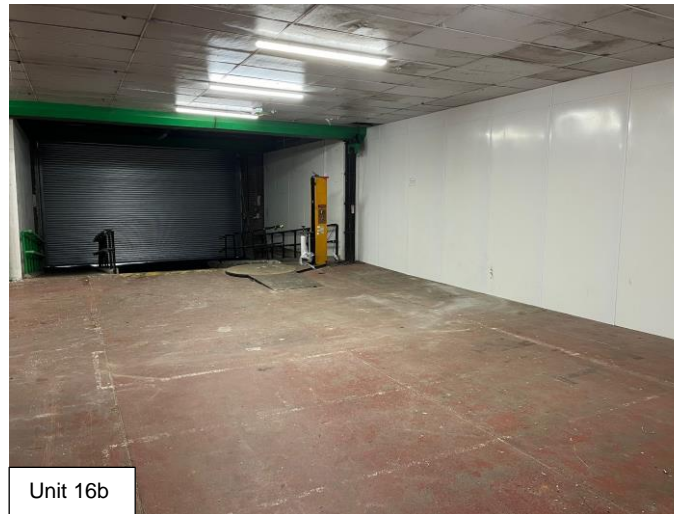
The Code can be viewed [HERE](#)

VIEWING AND FURTHER INFORMATION

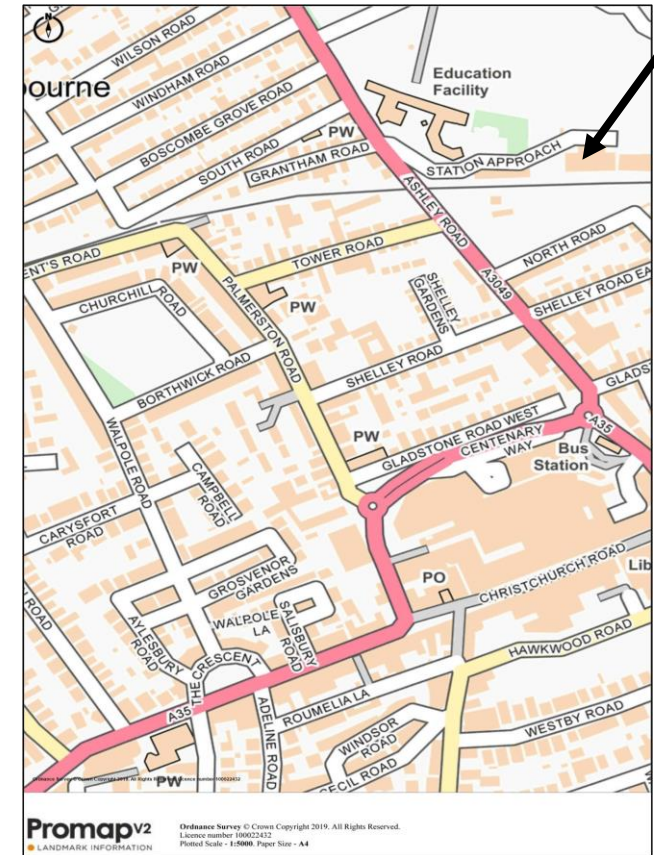
Strictly by appointment through the sole agents:-



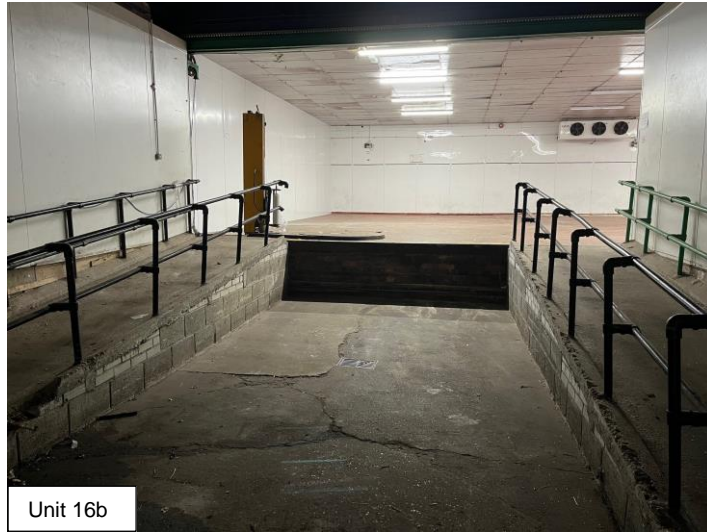
Steven Tomkins
stevet@nettsawyer.co.uk
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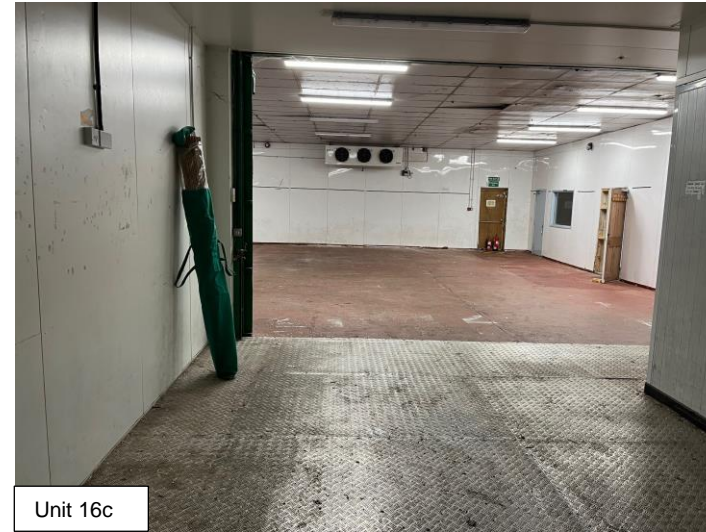
Unit 16b



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Unit 16b



Unit 16c



Unit 16b



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