

FOR SALE / TO LET

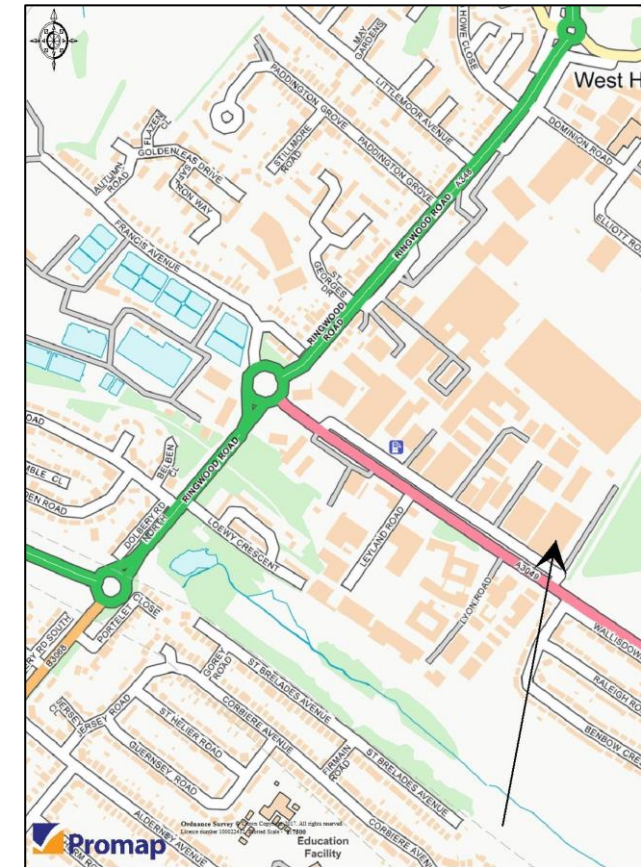
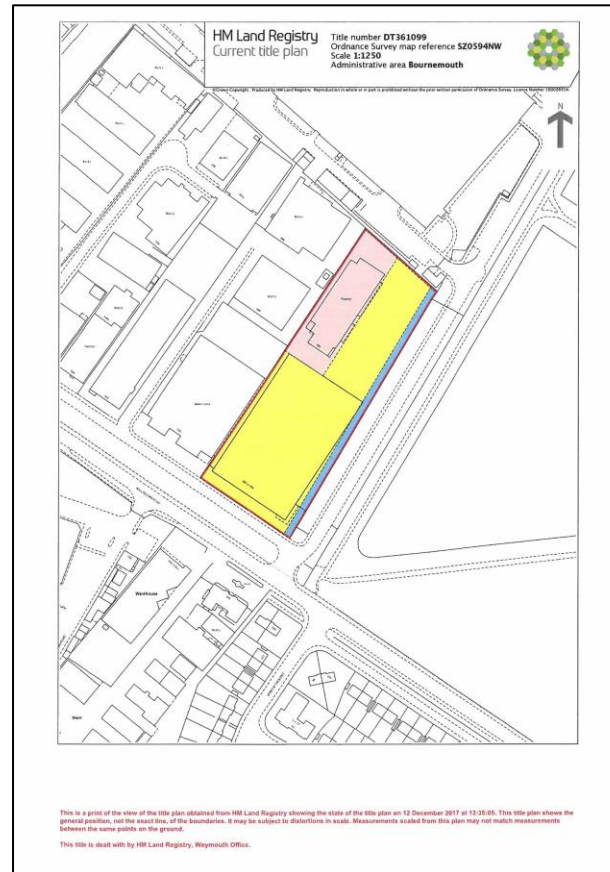
73,958 sq ft

Industrial / Warehouse Premises

At

**490 / 494 Wallisdown Road
Bournemouth
BH11 8PU**

- ◆ Potential for refurbishment of existing buildings or re-development of site for employment
- ◆ Prominent location on A3049 in established position
- ◆ Site Area – 2.769 acres
- ◆ Factory / Warehouse / Office of 73,958 sq ft
- ◆ On site parking
- ◆ To Let - £360,000 per annum
- ◆ For sale - £4.5 million
- ◆ Further enquiries on application



LOCATION

The property occupies a prominent roadside location on the main A3049 Wallisdown Road approx. 3.5 miles north of Bournemouth Town Centre on an established commercial position, adjacent Travis Perkins and close to a good mix of other commercial occupiers including motor dealerships, trade counters and older style factories.

DESCRIPTION

Currently a detached, substantial factory / warehouse complex with ancillary offices occupying a secure site.

The buildings are of mixed construction and require refurbishment.

Site Area

2.769 acres / 1.12 hectares

ACCOMMODATION

Building 1

Ground floor

Factory and offices – 49,766 sq ft

First floor

Offices / staff canteen – 6,351 sq ft

Building 2

Ground floor

Factory and offices – 11,212 sq ft

First floor

Offices and stores – 4,597 sq ft

Outside

Lock-up garages (store – 2,032 sq ft)

TOTAL FLOOR AREA (all buildings) – 73,958 sq ft

SERVICES

3 phase electricity, gas, water, mains drainage.
Gas central heating with ceiling mounted air conditioning units to offices.

TENURE

For Sale

Our clients are seeking offers over £4.5 million for their freehold interest with full vacant possession.

To Let

New lease, terms to be agreed at a commencing rent of £360,000 pa subject to periodic review.

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

Rateable Value: £234,000

ENERGY PERFORMANCE CERTIFICATE

Commissioned

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

Further information on application from sole agents.



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