

Land at Unit K (East)

West Howe Industrial Estate, Elliott Road, Bournemouth, BH11 8JR



Key Highlights

- Site area of 0.7 acres (0.28 ha)
- Most recently used as a concrete batching plant
- B8 open storage use
- Fenced and gated yard

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Site boundary for indicative purposes only



Description

The property comprises a roughly rectangular site with a gated access off Elliott Road, the main road through the industrial estate. The site is generally level and has most recently been used as a concrete batching plant and open storage for associated materials. The equipment relating to the batching plant will be removed and the lease permits general B8 open storage uses.

Location

The site is located on the well-established West Howe Industrial Estate, accessed off the A348 Ringwood Road and also Turbary Park Avenue. The A438 is one of the main roads connecting Poole, Bournemouth and north towards Ferndown and the A31. The A31 is one of the main routes along the south coast linking with the M27 to the east and the A35 to the west. The immediate area includes industrial and warehousing with residential to the east and west. The property is approximately 5.5 miles north-west of Bournemouth town centre and 5.5 miles north-east of Poole.

Terms

Our clients have the benefit of a lease on a term expiring in March 2045.

Our clients will give consideration to an assignment of their lease, sub-letting for a term to be agreed.

Rent on application.

VAT

All prices, premiums and rents etc are exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Energy Performance Certificate

Not applicable - open site.

Business Rates

We have inspected the Valuation Office Agency's online Rating List (2023) which shows the following entry:-

Description: concrete batching plant and premises
Rateable value: £42,000

NB - rateable value is not the same as the rates payable. We estimate the rates payable for the year from April 2024 to be £22,932. The rateable value may be reassessed for alternative uses. Interested parties are recommended to make their own enquiries of the local rating authority.

Viewing

Strictly by confirmed appointment through Savills.

Contact

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