



**UNIT 19 WEST HOWE INDUSTRIAL ESTATE,  
BOURNEMOUTH, BH11 8JU**

TRADE COUNTER / SHOWROOM / INDUSTRIAL / WAREHOUSE TO LET  
1,115 SQ FT (103.59 SQ M)





# Summary

## TO LET - INDUSTRIAL / WAREHOUSE PREMISES

<b>Available Size</b>	1,115 sq ft
<b>Rent</b>	£15,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
<b>Business Rates</b>	N/A
<b>Service Charge</b>	£1,017.76 per annum
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (54)

- 3 parking spaces
- 100% small business rates relief currently available \*





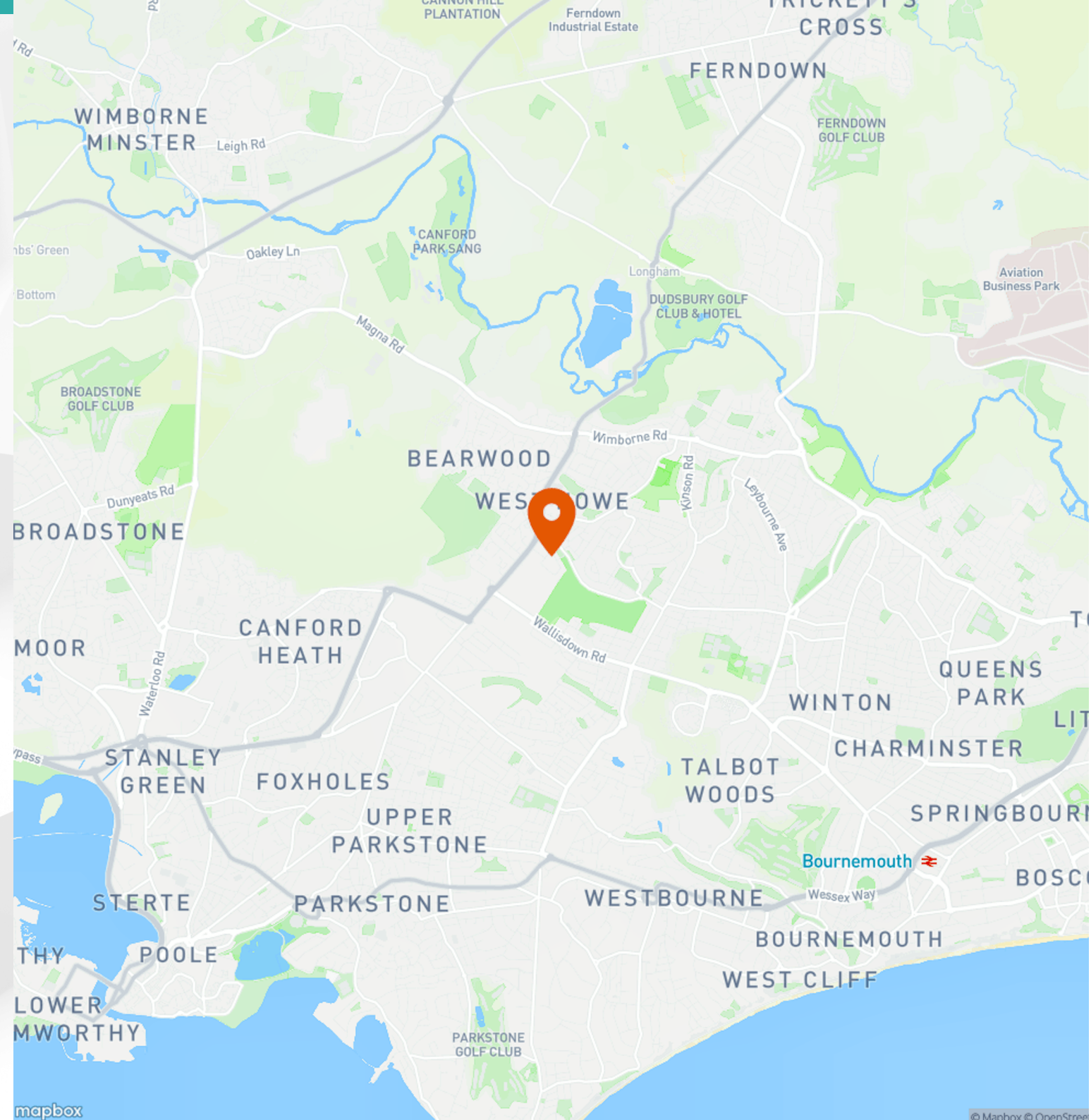
# Location



**Unit 19 West Howe Industrial Estate, Elliott Road, Bournemouth, BH11 8JU**

West Howe Industrial Estate is located on Elliott Road which can be accessed from the A348 Ringwood Road via Dominion Road or by Turbary Park Avenue. A348 Ringwood Road provides connections to the main road links via A31 and A35.

Occupiers on Elliott Road comprise of Screw Fix, Royal Mail, Strukta Group, NDI, Gibbs & Dandy and New Milton Sand & Ballast.









# Further Details

## Description

Unit 19 is a mid-terrace industrial premises of brick outer, blockwork inner wall construction with steel cladding to the upper elevations, with a mono-pitched steel roof incorporating daylight panels. The internal eaves height is approx. 4.2m and 5m to the pitch. The roller shutter door measures approx. 3m W x 3.7m T. 3 phase electricity and gas is available.

Internally, there is LED lighting and unisex WC. Externally, there are 3 allocated parking spaces and a concrete loading bay.

## Viewings

Via Joint Agents:

Vail Williams

Ben Duly - 01202 558262/07771 542132

bduly@vailwilliams.com

Bryony Thompson - 01202 558262/07741 145629

bthompson@vailwilliams.com

and

Goadsby

Joshua Adamson - 01202 550110

joshua.adamson@goadsby.com

## Accommodation

The accommodation comprises the following Gross Internal Areas:

Name	sq ft	sq m	Availability
Unit	1,115	103.59	Available
<b>Total</b>	<b>1,115</b>	<b>103.59</b>	

## Terms

Available by way of a new full repairing and insuring lease for a negotiable term, incorporating periodic upward only open market rent reviews.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





## Enquiries & Viewings



**Ben Duly**

[bduly@vailwilliams.com](mailto:bduly@vailwilliams.com)

07771 542132

01202 558262



**Bryony Thompson**

[bthompson@vailwilliams.com](mailto:bthompson@vailwilliams.com)

07741145629

01202 558 262



**Vail  
Williams**

[View on our website](#)