



**UNIT 4A BROOM ROAD BUSINESS PARK, BROOM ROAD,
POOLE, BH12 4PA**

INDUSTRIAL / WAREHOUSE FOR SALE
2,229 SQ FT (207.08 SQ M)



Summary

FOR SALE - INDUSTRIAL / WAREHOUSE INVESTMENT 2229 SQ FT (207 SQ M)

Available Size	2,229 sq ft
Price	Offers in excess of £350,000 Exclusive of VAT
EPC Rating	B (44)

- Let to Suntrade Windows Limited
- Current rent of £22,292 pax
- 10 year FRI lease from 30/01/2024
- Upward only rent reviews every 3 years
- Offers in excess of £350,000 exclusive
- Net initial yield of 6.15%, assuming purchasers costs of 3.8%



Location

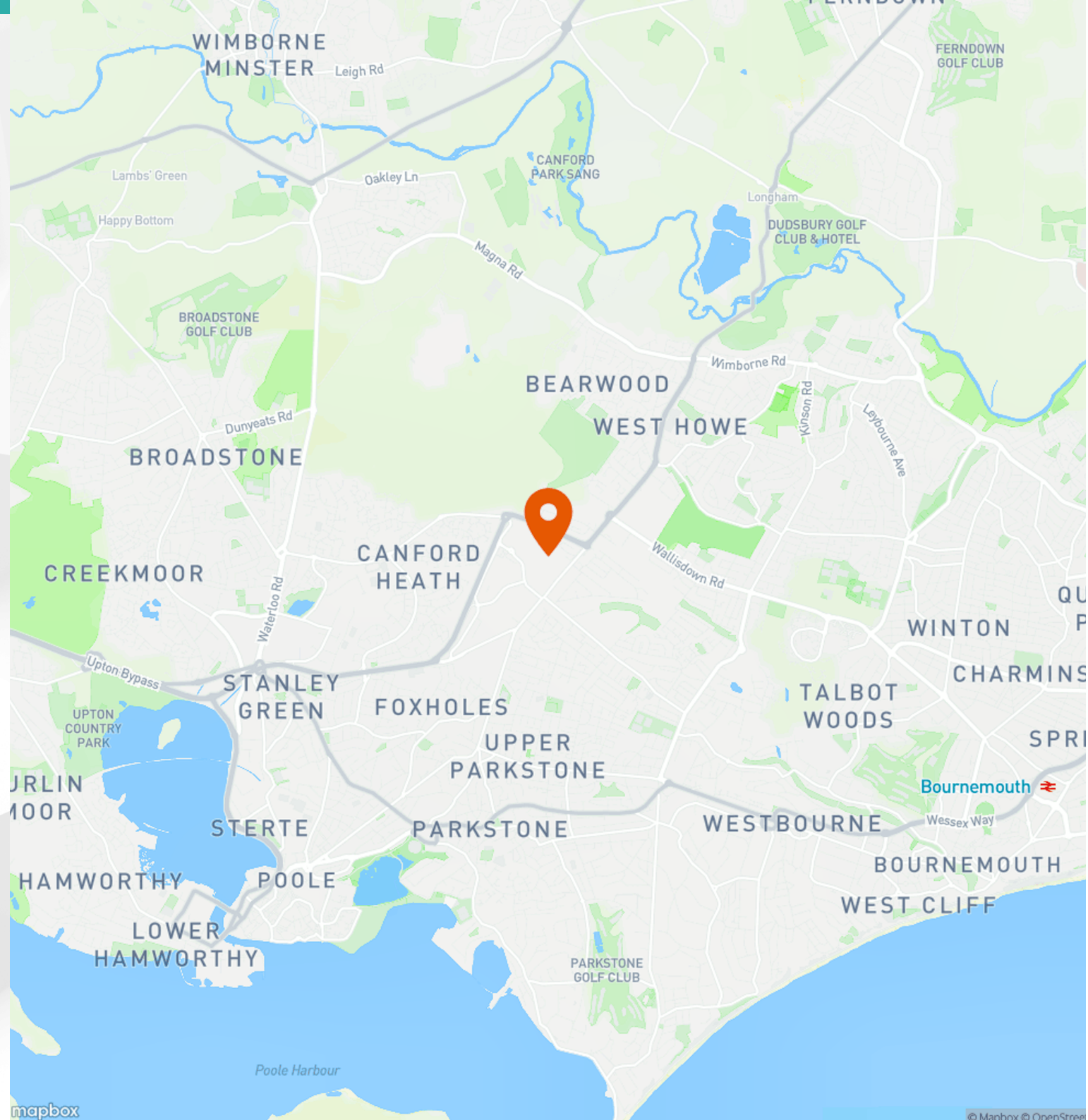


**Unit 4a Broom Road Business
Park Broom Road, Poole,
BH12 4PA**

The property is situated on Broom Road Business Park, Broom Road, which is within an area known as Mannings Heath. Poole and Bournemouth town centres are approx 3 and 5 miles distant respectively.

Access to Broom Road is off Mannings Heath Road which in turn links with the A3049 Dorset Way and the B3068 Ringwood Road. The A3049 (Dorset Way) provides links to the west after connecting with the A35 (2 miles) and access to A31 leading to the M27 is approx 3 miles distant.

The property is approximately 0.5 miles from Tower Park which provides a range of retail, leisure and restaurant facilities including a Tesco superstore.



Further Details

Description

These semi detached premises are of brick outer, blockwork inner wall construction, with steel cladding to the upper elevations under a pitched steel clad roof supported upon a steel portal frame.

Externally the units benefit from 6 parking spaces.

Accommodation

The accommodation comprises the following areas: The property has been measured in accordance with the 6th Edition of the RICS Code of Measuring Practice

Name	sq ft	sq m	Availability
Building - Unit 4a	2,229	207.08	Available
Total	2,229	207.08	

Legal Costs

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

VAT

We have been informed by our client that the premises are currently elected for VAT. It is anticipated that the sale will be treated as a transfer of a going concern (TOGC)

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.

Tenure

Freehold.

Tenancy

The unit is let to Suntrade Windows Limited on an FRI lease for a term of 10 years from 30/01/2024 at a rent of £22,292 pax. There are upward only open market rent reviews every 3 years.

Unit 4a Specification

The unit is arranged as a full height industrial / warehouse unit with a concrete floor.

- 6.35m internal eaves height
- Sectional up and over loading door measuring approximately 4.2m wide x 5m high
- Windows in the ground floor front elevation
- Unisex WC.
- Lighting
- 3 Phase Electricity



Enquiries & Viewings



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 **Vail
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