



**11 ALLENS LANE, POOLE, BH16 5DA**

**INDUSTRIAL / WAREHOUSE FOR SALE**

**6,079 SQ FT (564.76 SQ M)**





# Summary

## Freehold Industrial Unit For Sale

Available Size	6,079 sq ft
Price	£850,000.00 exclusive of VAT
Rateable Value	£33,000 from 1.4.23
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D (86)

- 6,079 sq ft GIA
- 4.25m internal eaves height
- Fenced and gated yard
- 3 phase electricity and gas (not connected)
- Price - £850,000 exclusive of VAT





# Location



11 Allens Lane, Poole, BH16  
5DA

The property is located on Allens Lane and can be accessed via either Blandford Road (B3068) or Allens Lane.

Poole Town centre is approximately 2 miles away and A35 is approximately 1 mile distant and provides subsequent access to both the M27 and the west.

The property forms part of an established industrial estate located in Hamworthy. Nearby occupiers include Lidl, Greggs, Kwikfit.









# Further Details

## Description

The premises are semi detached and are of brick wall construction, with windows at first floor level in the side elevation. The pitched insulated steel clad roof incorporates daylight panels supported upon a steel portal frame. The internal eaves height is approximately 4.25m, the factory floor is concrete and loading is by way of roller shutter door in the side elevation measuring approximately 4.8m wide x 4m high. There are male and female WCs within the warehouse.

To the front of the premises is a two storey office section with a flat roof, double glazed windows, personnel door and a kitchen. Stairs lead to first floor offices which have carpet / laminate flooring, double glazed windows and male and female WCs.

The premises benefits from the following brief specification:

- 3 phase electricity / gas (not connected)
- Kitchenette
- Windows in front and side elevations
- LED lighting
- Personnel door
- Male & female W.C's

Externally the unit benefits from an enclosed fenced and gated yard providing parking.

## Accommodation

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

Name	sq ft	sq m
Ground	5,229	485.79
1st	850	78.97
<b>Total</b>	<b>6,079</b>	<b>564.76</b>

## Tenure

Freehold with vacant possession (Title number - DT82726)

## 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 and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.









## Enquiries & Viewings



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