

PLOT H, YEOMANS INDUSTRIAL PARK, BOURNEMOUTH, Wail Williams



**OPEN STORAGE TO LET** 0.30 ACRES (0.12 HECTARES)

# **Summary**

# TO LET – SECURE OPEN STORAGE SITE

Available Size	0.30 Acres
Rent	£2,500.00 per month
	exclusive of VAT,
	business rates, service
	charge, insurance
	premium, utilities and
	al other outgoings.
Rateable Value	£7,900
	(from 01.04.23)
EPC Rating	EPC exempt - No
	building present

- Short-term availability (6 months)
- Open storage site with power
- Fenced and gated
- Located by Castlepoint shopping centre

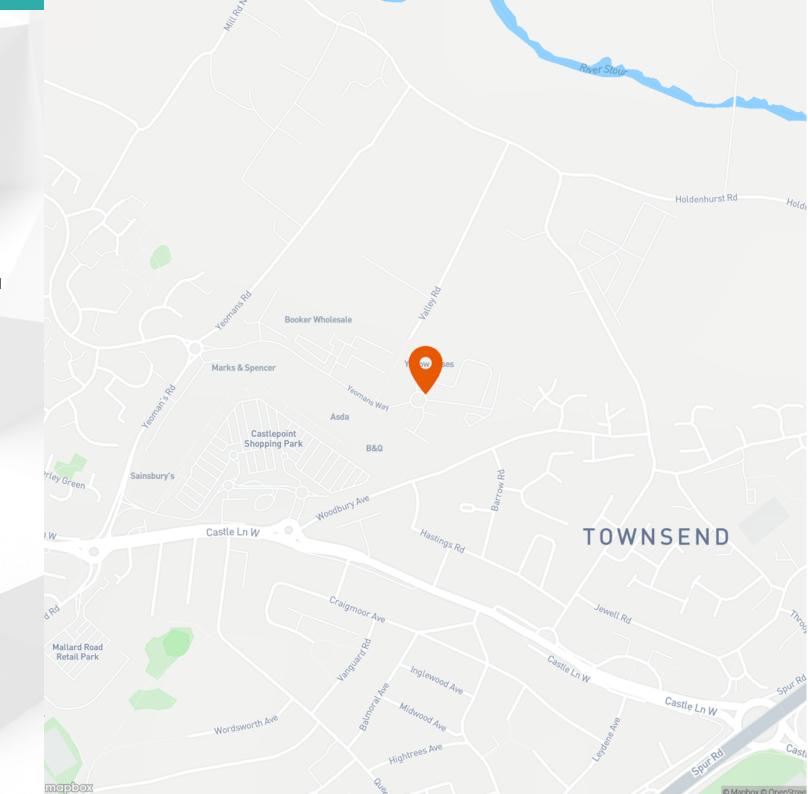


### Location



Yeomans Industrial Park is located on Yeomans Way which benefits from a number of trade occupiers including Screwfix, Toolstation, Howdens and Rexel in addition to other occupiers such as Bookers and National Express.

Yeomans Industrial Park is adjacent to Castlepoint Shopping Centre and is accessed from Yeomans Road off Castle Lane West/Mallard Road. Castle Lane West provides direct access to the A338 Wessex Way, connecting with the A31.





### **Further Details**

#### **Description**

Plot H comprises a relatively level site accessed directly from Yeomans Way incorporating the following features:

- Palisade fencing and double gates to main road frontage
- Predominantly hard core surfaced
- Self contained site
- Power

#### **Tenure**

Available by way of a licence agreement for a 6 month period.

#### **Legal Costs**

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

#### **AML**

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

#### **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.



## **Enquiries & Viewings**



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