

# UNIT 10, STERTE ROAD INDUSTRIAL ESTATE, POOLE, BH15 2AF



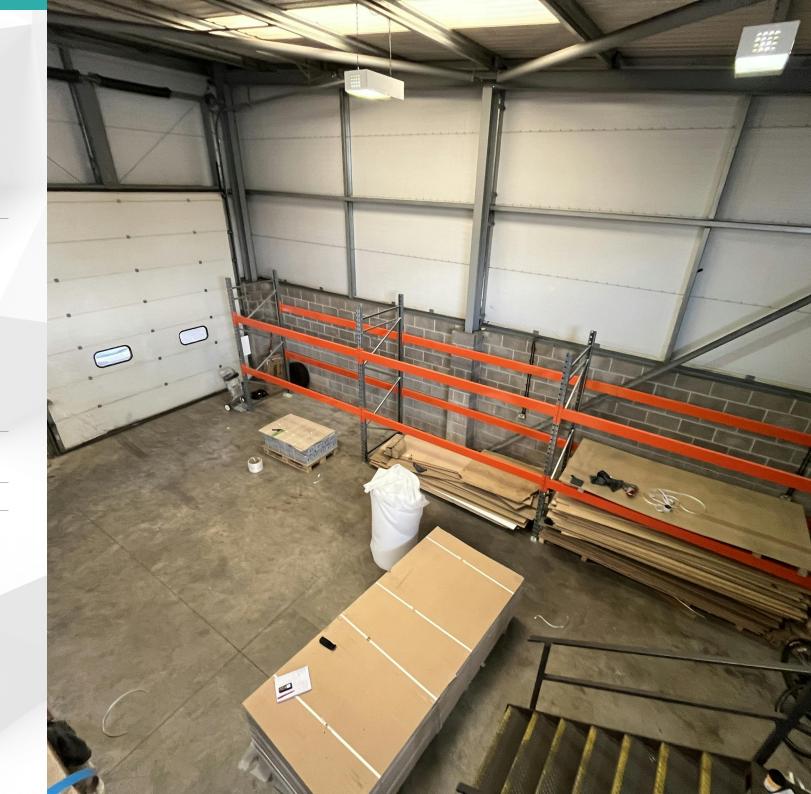
INDUSTRIAL / WAREHOUSE TO LET 1,373 SQ FT (127.56 SQ M)

# **Summary**

TO LET – END TERRACE
INDUSTRIAL/WAREHOUSE UNIT –
1,373 SQ FT - TO BE REFURBISHED

Available Size	1,373 sq ft		
Rent	£19,500 per annum		
	exclusive of VAT,		
	business rates, service		
	charge, insurance		
	premium, utilities and		
	all other outgoings		
	payable quarterly in		
	advance by standing		
	order.		
Rateable Value	£13,500		
	(from 01.03.24)		
EPC Rating	C (75)		

- Modern end terrace industrial/warehouse unit
- 2 allocated car parking spaces
- Approx. 5.9m internal eaves height
- Small Business Rates Relief available\*



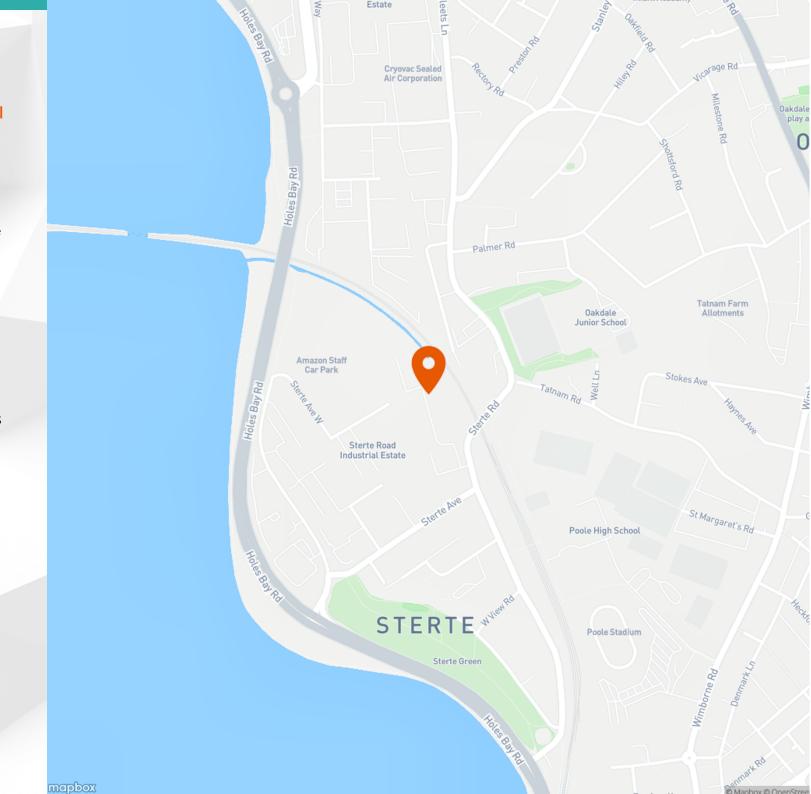
## Location



Unit 10, Sterte Road Industrial Estate, 145 Sterte Road, Poole, BH15 2AF

Sterte Road Industrial Estate is accessed off Sterte Road and is approximately half a mile distant from the A350 Holes Bay Road which connects to the A35, providing links to Dorchester to the west and Poole/Bournemouth to the east.

The property is located approximately 0.7 miles from Poole Town Centre and Poole mainline railway station, which has a direct link to London Waterloo.



### **Further Details**

#### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	1,373	127.56	Available
Total	1.373	127.56	

#### Description

The premises forms part of the latest development at Sterte Road Industrial Estate which comprises of 10 units of steel portal frame construction with brickwork and micro-rib steel clad elevations. Unit 10 is an end of terrace unit with a sectional up and over loading door measuring approx. 4m W x 4.4m H and windows at first floor level. It has a mono pitched steel clad roof with an internal eaves height of approx. 5.9m. Internally, there is an accessible W.C, kitchenette and shower facilities. 3 phase electricity is available.

Externally, there are 2 allocated car parking spaces.

#### **Service Charge**

There is an estate service charge payable in respect of the upkeep, maintenance and management of the common parts of the estate.

#### **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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