



**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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