



**UNIT 5 STERTE ROAD INDUSTRIAL ESTATE, POOLE, BH15
2AF**

INDUSTRIAL / WAREHOUSE TO LET
13,900 SQ FT (1,291.35 SQ M)



**Vail
Williams**

Summary

INDUSTRIAL/WAREHOUSE UNIT - TO BE REFURBISHED

Available Size	13,900 sq ft
Rent	£125,000 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	£112,000 (from 1.04.23)
Service Charge	N/A
EPC Rating	C (56)

- To be refurbished
- 4.25m internal eaves height
- First floor offices
- Gated yard and car parking area



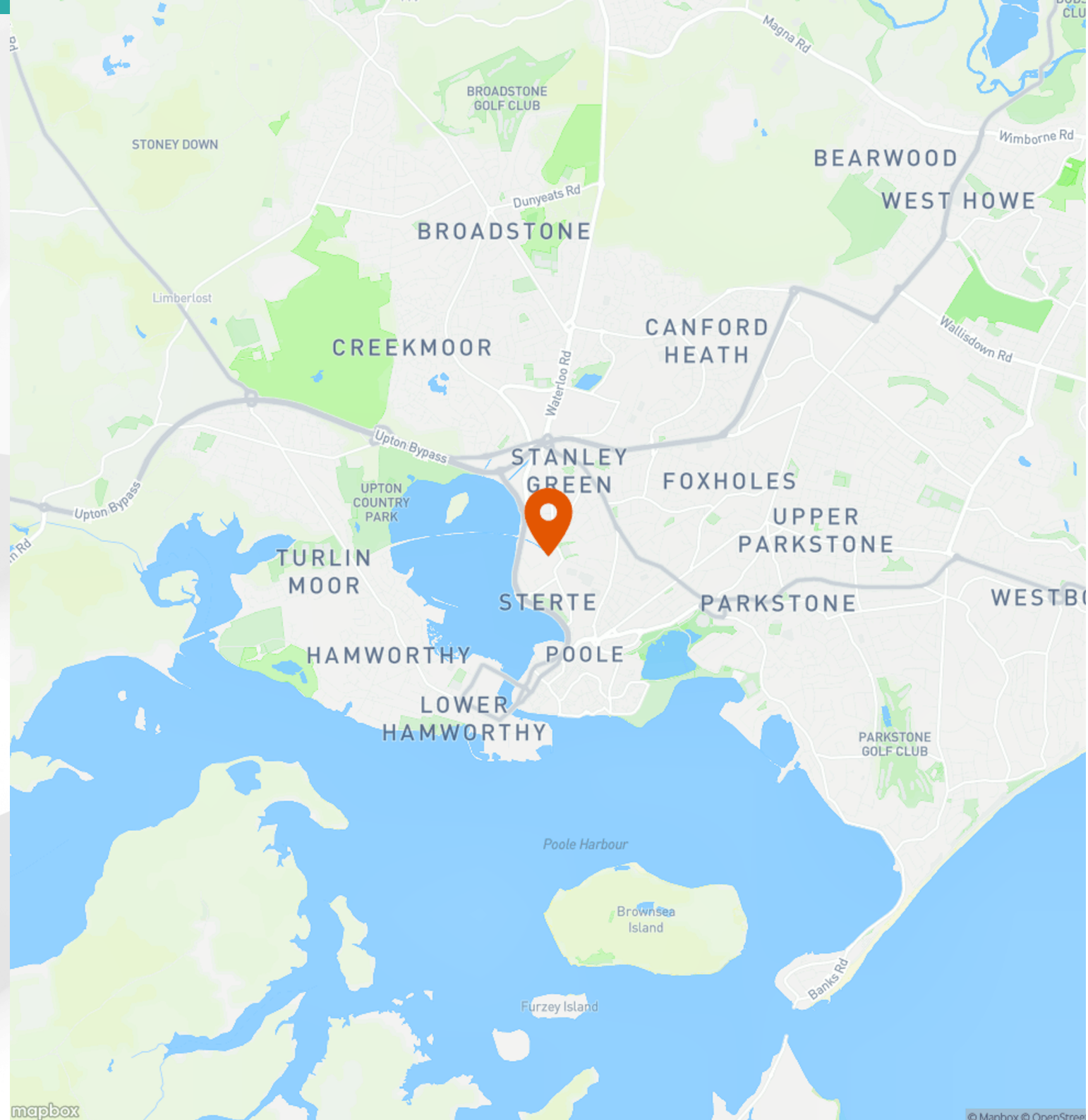
Location



Unit 5 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 estate is located less than a mile from Poole Town Centre and Poole mainline railway station, which has a direct link to London Waterloo.





Further Details

Description

Unit 5 is an end terrace industrial/warehouse premises of steel portal frame construction with a triple bay pitched steel clad roof incorporating daylight panels. The internal eaves height is approximately 4.25m and there are 2 no. roller shutter doors. Internally, there are ground and first floor offices, W.C and kitchenette facilities. The premises will be refurbished.

Externally, there will be a gated and fenced yard area with car parking.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	12,510	1,162.22	Available
1st	1,390	129.14	Available
Total	13,900	1,291.36	

Rateable Value

£112,000 (from 1.04.23).

Legal Costs

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

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

Available by way of a new full repairing and insuring lease for a negotiable term incorporating upward only, open market rent reviews.

Estate Service Charge

An estate service charge is payable in respect of the upkeep, maintenance and management of the common parts of the estate. Interested parties are urged to make further enquiries.



Enquiries & Viewings



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