

# UNIT 5 STERTE ROAD INDUSTRIAL ESTATE, POOLE, BH15 2AF INDUSTRIAL / WAREHOUSE TO LET

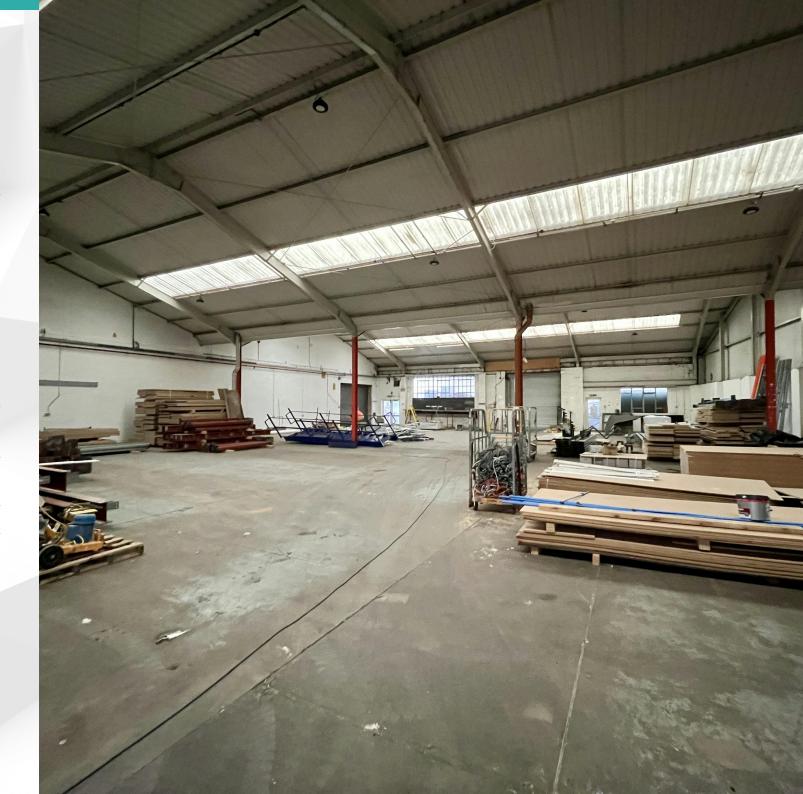
13,900 SQ FT (1,291.35 SQ M)

# 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	N/A		
Charge			
EPC Rating	C (56)		

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

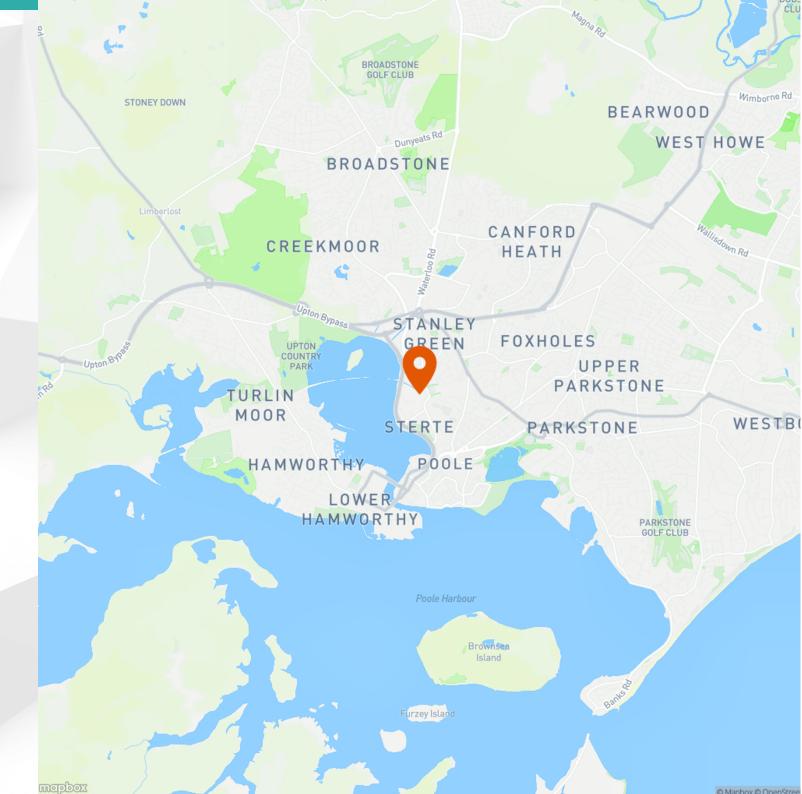


### Location

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**



**Bryony Thompson** 

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