

01329 221199

eddisons.com

INDUSTRIAL UNIT – FOR SALE / TO LET

Eddisons



Unit 17 Dawkins Road Industrial Estate, Hamworthy, Poole, Dorset BH15 4JP

FOR SALE £305,000 /

263.1 sq. m. (2,832 sq. ft.) GIA

TO LET £26,000 PER ANNUM EXCLUSIVE

- For Sale or To Let
- Workshop with Storage and Office Accommodation
- Gated Yard
- Allocated Parking to Front

LOCATION

The property is located within Poole, a large town forming part of the ever-expanding south coast conurbation and is positioned immediately adjacent to Bournemouth.

Bournemouth a regional hub for commercial activity offers a range of facilities and amenities. The subject property benefits from good transport communications via the A31, rail services at Poole and Hamworthy and Bournemouth international airport a short car journey away.

The subject property occupies a prominent position along Dawkins Road an established industrial park. Nearby occupiers include; Intec - Digital print finishing solutions, Denis Wick Products Ltd and Void Acoustics.

DESCRIPTION

The property comprises an industrial property over ground and first floors. Workshop and storage accommodation is principally provided on the ground floor with first floor cellular offices.

The property benefits from a three-phase electrical supply and a rear yard. Parking is provided to the front elevation. The unit has toilet facilities while a rear shutter provides access to the workshop.

PRICE/RENT

The property is available to purchase freehold, either with vacant possession or subject to a sale and leaseback (terms to be agreed) at a purchase price of £305,000.

Alternatively, the property is available to let on terms to be agreed at a commencing rental of £26,000 per annum exclusive.

VAT

We understand that the property is not VAT elected.

BUSINESS RATES

Current rateable value (1 April 2023 to present)
£16,500 (Source: VOA).

SERVICES

We understand the property has mains connections to Gas, Electricity, Water and Drainage.

LEGAL COSTS

Each party to bear their own costs incurred.

EPC

Being assessed.

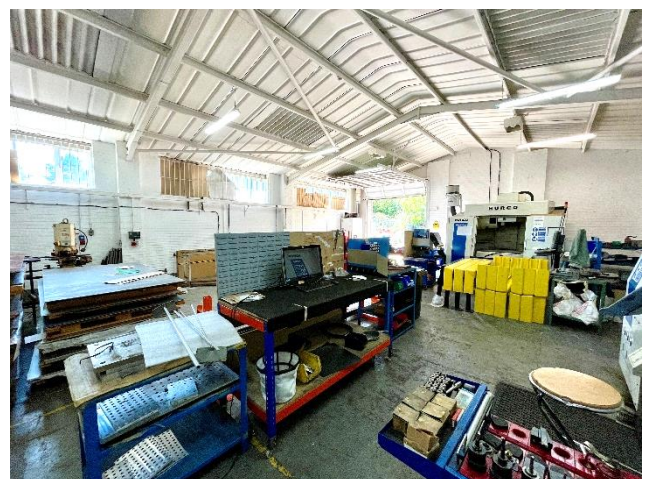
VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Daniells Harrison



Nick Holtby
01329 221199
nicholas.holtby@eddisons.com
Ref: 110924NH / Date: 11/09/24



For more information, visit [eddisons.com](https://www.eddisons.com)
01329 221199

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons