

01329 221199

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INDUSTRIAL UNIT – FOR SALE / TO LET

Eddisons



Unit 13 Dawkins Road Industrial Estate, Hamworthy, Poole, Dorset BH15 4JP

**FOR SALE £450,000 /**

**TO LET £38,000 PER ANNUM EXCLUSIVE**

**461 sq. m. (4,957 sq. ft.) GIA +**

**Lean-to**

- 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 and a timber frame mezzanine.

The property benefits from a three-phase electrical supply, a rear yard and a lean-to along the right-hand flank. Parking is provided to the front elevation. The unit has kitchen and 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 £450,000.

Alternatively, the property is available to let on terms to be agreed at a commencing rental of £38,000 per annum exclusive.

## VAT

We understand that the property is not VAT elected.

## BUSINESS RATES

To be reassessed.

## 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  
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For more information, visit [eddisons.com](http://eddisons.com)  
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### Important Information

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