

TO LET

END OF
TERRACE
INDUSTRIAL/
WAREHOUSE
PREMISES

7,742 SQ FT
(719 SQ M)

ADJACENT UNIT
AVAILABLE Q4 2024
413 SQ M / 4,445 SQ FT



UNIT 1 DOMINION CENTRE
ELLIOTT ROAD, WEST HOWE, BOURNEMOUTH, DORSET BH11 8JR

**UNIT 1 DOMINION
CENTRE IS SITUATED
ON ELLIOTT ROAD
WHICH IS ONE OF
BOURNEMOUTH'S
LEADING INDUSTRIAL,
WAREHOUSE & TRADE
LOCATIONS**

- END OF TERRACE
- TOTAL GROSS INTERNAL AREA APPROX. 7,742 SQ FT (APPROXIMATELY 31% OFFICE CONTENT)
- INTERNAL EAVES HEIGHT OF APPROXIMATELY 6.1M
- APPROXIMATELY 5 MILES TO BOURNEMOUTH AND POOLE TOWN CENTRES
- OCCUPIERS IN THE IMMEDIATE VICINITY INCLUDE SCREWFIX, JEWSON, EURO CAR PARTS AND WICKS
- AVAILABLE BY WAY OF A NEW LEASE

RENT: £77,500
PER ANNUM EXCLUSIVE

Of VAT & all other outgoings



LOCATION/SITUATION

- Situated on Elliott Road, one of Bournemouth's leading industrial/warehouse/trade locations
- Elliott Road leads to Dominion Road which in turn links to the A348 Ringwood Road
- The A348 Ringwood Road provides road communications throughout Poole, Bournemouth, northwards towards Ferndown and the A31/M27 and westwards towards Dorchester via the A35
- Bournemouth and Poole town centres are approximately 5 miles from the property



DESCRIPTION

- End of terrace
- Brick outer, blockwork inner wall construction
- Steel cladding to the upper elevations
- Steel portal frame
- Pitched insulated steel roof incorporating translucent daylight panels
- Concrete ground floor
- Internal eaves height of approximately 6.1m
- 3 phase electricity available
- Two storey administration section with offices at ground and first floors
- Cloakroom facilities in the factory/warehouse and office area
- Tea point in the factory area and a kitchenette in the first floor offices
- Loading access by way of a roller shutter door measuring approximately 4.97m wide x 4.48m high followed by a further internal sectional up and over door measuring approximately 3.57m wide x 4.69m high



CAR PARKING

There is a tarmacadam forecourt with 18 allocated car-parking spaces.

ACCOMMODATION

	sq m	sq ft
Ground floor administration/offices	110	1,185
First floor administration/offices	112	1,206
Factory/warehouse	497	5,351

Total gross internal area approx. 719 7,742

The adjacent unit, extending to approximately 4,445 sq ft, is also available in Q4 2024.

LEASE

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term, incorporating upward only open market rent reviews.

RENT

£77,500 per annum exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.

RATEABLE VALUE

£63,000 (from 1.4.23)

EPC RATING

D - 91

SERVICE CHARGE

A service charge is payable in respect of the upkeep, management and maintenance of the common parts within the estate. The service charge is currently budgeted at £1,480 plus VAT per annum.

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.

VIEWINGS

Strictly by prior appointment through the joint sole agents, Goadsby or Nettleship Sawyer through whom all negotiations must be conducted.



JAMES EDWARDS

james.edwards@goadsby.com
07801 734797



STEVE TOMKINS

stevet@nettsawyer.co.uk
07808 724166

IMPORTANT

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

