

TO LET

**END TERRACE INDUSTRIAL PREMISES
WITH PARKING FOR UP TO 8 VEHICLES**

1,281 SQ FT // 119 SQ M



BUSINESS SPACE

goadsby

UNIT 3 POTTERY BUSINESS PARK
RINGWOOD ROAD, POOLE, DORSET, BH14 0RG

SUMMARY >

- END TERRACE INDUSTRIAL/WAREHOUSE PREMISES
- UP TO 8 PARKING SPACES (6 NOSE TO TAIL)

RENT: £18,750 PER ANNUM EXCL.



Up to 8
Parking Spaces



Loading Door



Internal Eaves
Height



E - 122
EPC Rating



3 Phase
Electricity

REF:
W23207

UNIT 3 POTTERY BUSINESS PARK
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Location

The premises are located on the Kinson Pottery Industrial Estate which is accessed from the A348 Ringwood Road which leads to Poole town centre. The A348 connects to the A31 dual carriageway which leads to the M21/ M3 motorway networks to the north-east and to the A35 westwards. Poole town centre is approximately 1.6 miles distant to the south-west and Bournemouth is approximately 4.3 miles to the east.

Specification

- End terrace
- Steel portal frame
- Mono pitch steel clad roof
- Cladding to upper elevations
- Concrete floor
- Electrical up and over loading door
- WC
- Carpeted first floor office
- LED lighting in office
- 3 phase electricity and gas (not connected) available
- Personnel door
- 5.3m eaves height
- Security bars to entrances and ground floor windows
- Small fenced external storage area
- 2 allocated car spaces to the front
- 6 nose to tail parking spaces to the side of the premises

Accommodation

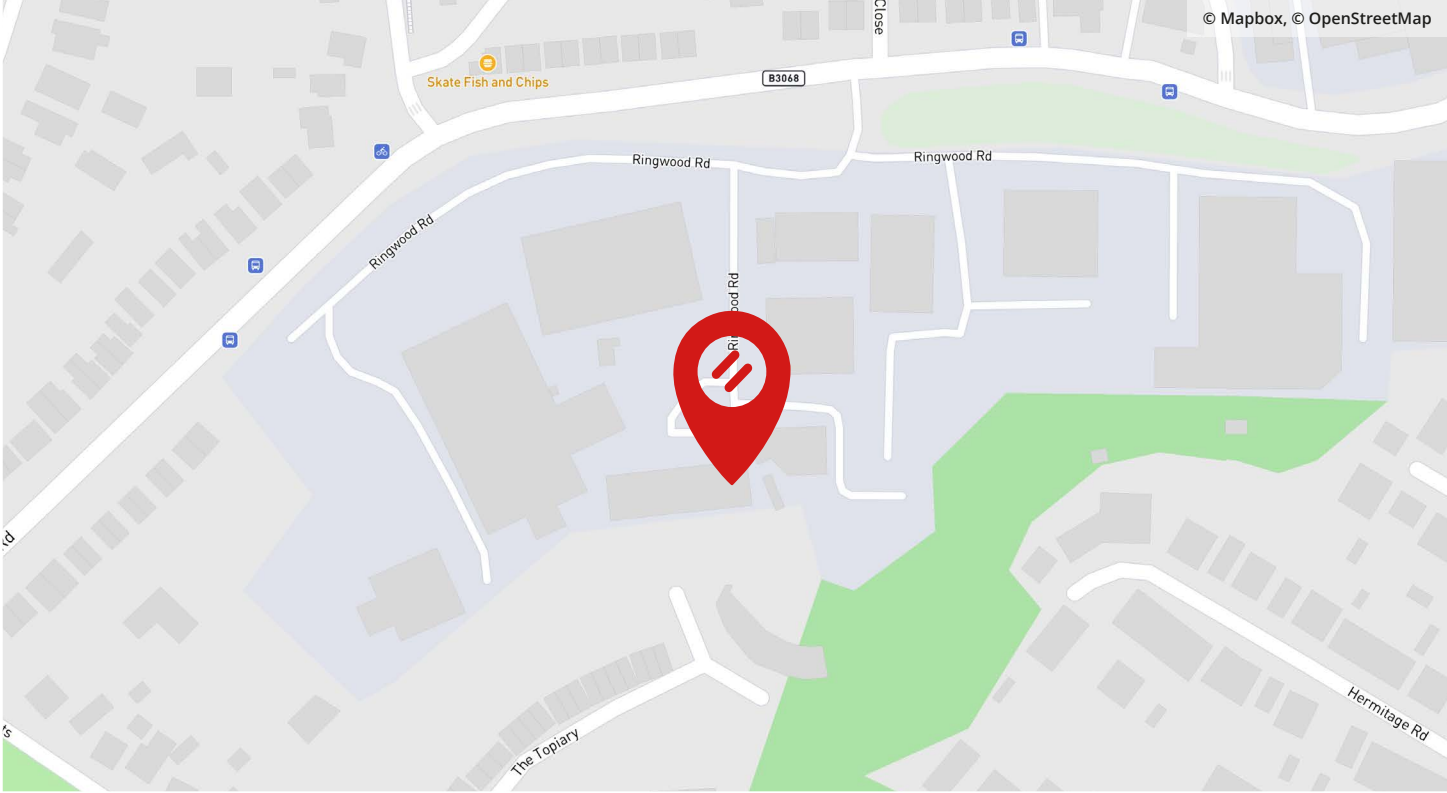
	sq m	sq ft
Ground floor	104	1,119
First floor offices	15	162

Total gross internal area approx.	119	1,281
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The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

Lease

The premises are available to let by way of a new full repairing and insuring lease incorporating upward only open market rent reviews every 3 years.



Rent

£18,750 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Rateable Value

£15,750 (from 1.4.23)

Service Charge

Estate premises are often subject to a service charge in respect of the management and maintenance of the common parts within the estate. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

Legal Costs

Each party 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.

Viewing

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



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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](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once terms have been agreed.

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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.

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