

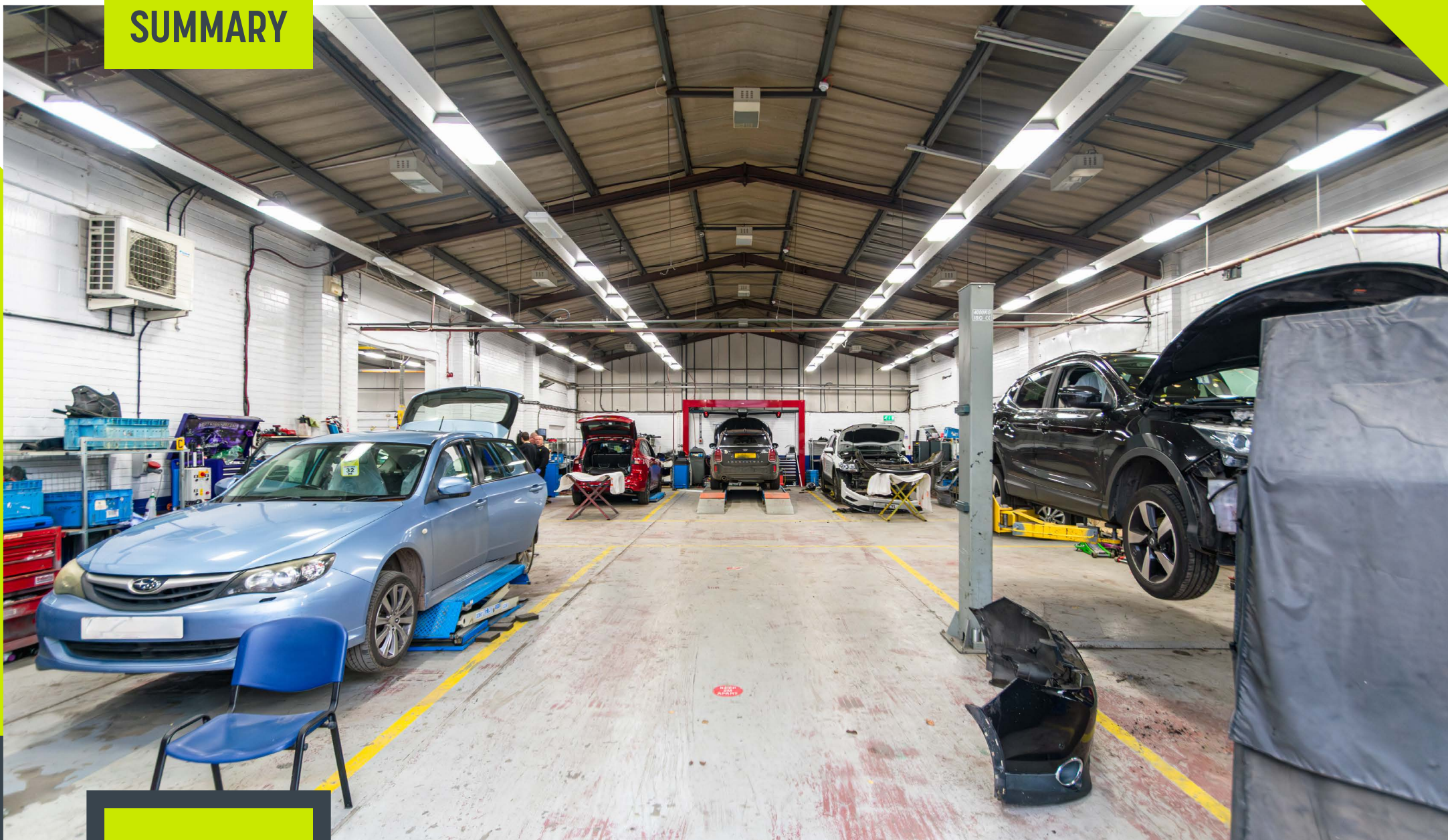
TO LET



DETACHED INDUSTRIAL/WAREHOUSE PREMISES
1,115 SQ M // 12,010 SQ FT

R ELLIOTT ROAD, WEST HOWE INDUSTRIAL ESTATE, BOURNEMOUTH, DORSET, **BH11 8LZ**

SUMMARY



GATED & FENCED
SECURE SITE



3 PHASE
ELECTRICITY



GAS
SUPPLY



4.37M
EAVES

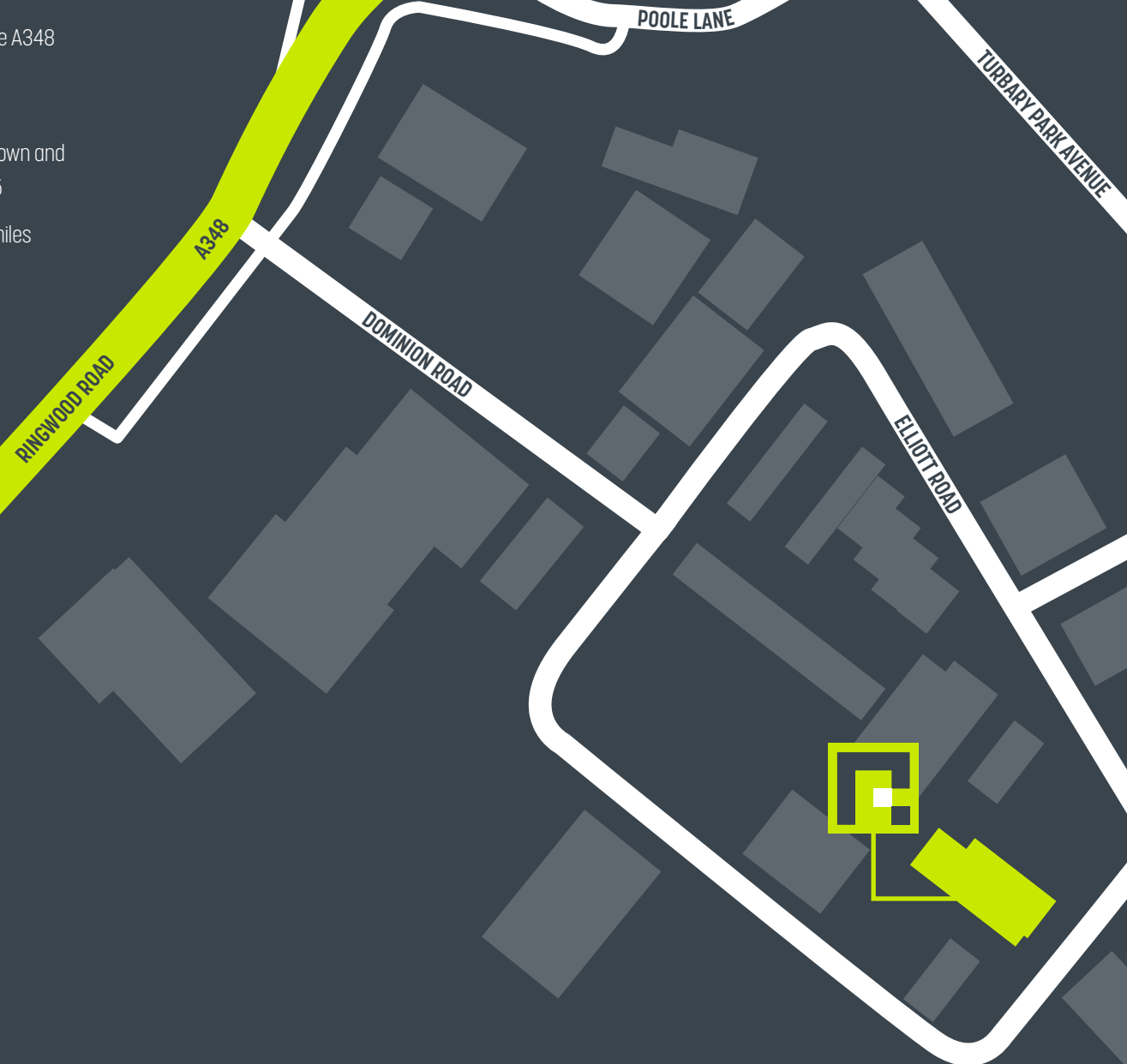


C - 64
EPC RATING

RENT: £100,000 PER ANNUM EXCLUSIVE

LOCATION

- Situated on Elliott Road, one of Bournemouth's leading industrial/warehouse locations
- Elliott Road leads to Dominion Road which in turn leads 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

- Brick construction
- Steel cladding to upper elevations
- Steel portal frames
- Pitched roofs arranged in 4 bays
- Concrete ground floor
- Internal eaves height 4.37m
- Personnel doors
- 4 new electric roller shutter doors c. 3.4m wide x 4.3m high (to be installed)

INTERNAL

- 3 phase electricity
- Gas warm heaters
- First floor offices and kitchenette
- Male and female WCs
- LED lights

EXTERNAL

- Fenced and gated site
- Large concrete/tarmacadam car-park/loading area
- Lanscaped frontage

ACCOMMODATION

Area	sq m	sq ft
Ground floor factory/warehouse/offices	1,054	11,348
First floor offices/kitchenette	61	662
Total gross internal area approximately	1,115	12,010

The property has been measured in accordance with the 6th Edition of the RICS Code of Measuring Practice.



RENT

£100,000 per annum exclusive of business rates, VAT, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order.

LEASE

The premises are to let by way of a new full repairing and insuring lease incorporating upward only rent reviews every 5 years.

RATEABLE VALUE

£76,500 (from 1.4.23)

EPC RATING

C - 64

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 sole agents,
Goadsby, through whom all negotiations must be conducted.



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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.