

# TO LET

SUPERB REFURBISHED  
INDUSTRIAL/WAREHOUSE  
PREMISES

8,535 SQ FT // 793 SQ M

WITH PARKING PLUS FENCED AND GATED YARD



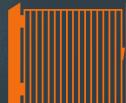
19 WITNEY ROAD, NUFFIELD INDUSTRIAL ESTATE, POOLE, DORSET BH17 0GL



6.3M  
INTERNAL EAVES



3 PHASE  
ELECTRICITY



LARGE YARD  
GATED & FENCED



21 CAR SPACES  
ADDITIONAL



B - 35  
EPC RATING

# SPECIFICATION

- End terrace
- Brick/blockwork construction with micro rib/ profiled steel cladding to upper elevations
- 2 curtain wall features incorporating personnel doors
- Double glazed windows at ground and first floor
- Pitched steel clad roof incorporating daylight panels
- Electric sectional up and over loading door: 4m wide x 5m high
- Steel portal frame
- Concrete floor
- Internal eaves height 6.3m
- Ridge height 8.15m

## Factory/Warehouse

- LED lights
- 3 phase electricity
- Gas
- Benson warm air heater
- WCs

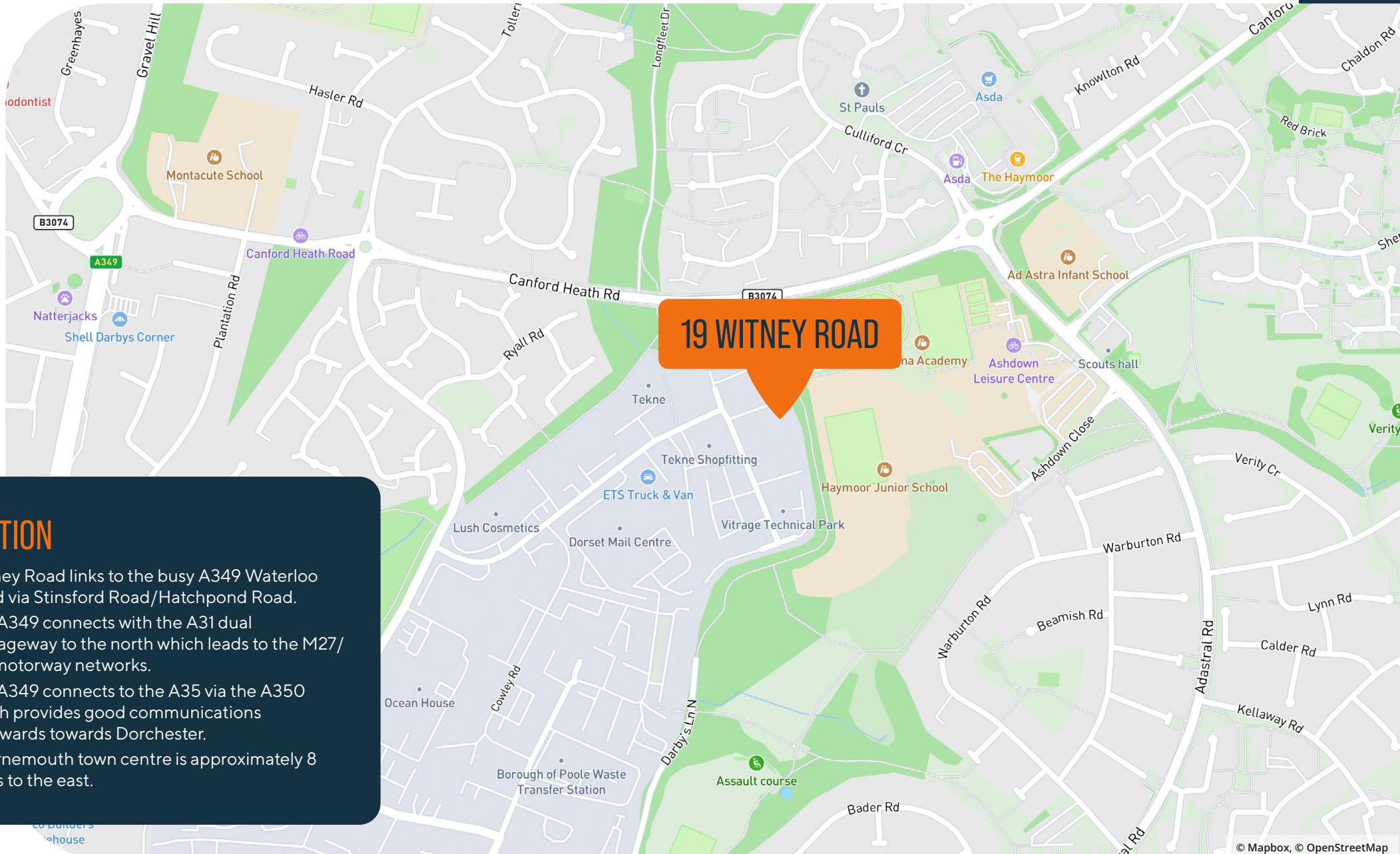
## Offices

- Carpeted reception with suspended ceiling incorporating recessed lighting and heater
- Disabled WC
- Carpeted first floor offices with a suspended ceiling incorporating recessed lighting, wc's and air conditioning/heating

## Externally

- 21 car spaces on a tarmacadam forecourt
- Fenced and gated 0.114 acre concrete yard with drainage and lighting





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## ACCOMMODATION

	sq m	sq ft
Ground floor factory/warehouse/reception/WCs	651	7,007
First floor offices and WCs	142	1,528
<b>Total gross internal area approximately</b>	<b>793</b>	<b>8,535</b>

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

## LEASE TERMS

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

## RENT

**£100,000 per annum exclusive** of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.



## RATEABLE VALUE

£102,000 (from 1.4.23)

## EPC RATING

B - 35

## SERVICE CHARGE

A service charge may be payable in respect of the upkeep, management and maintenance of the common parts within the estate. Interested parties are advised to make further enquiries.

## 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.



**CHRIS WILSON**

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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.



## 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](#).

### IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or 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 or 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.