

TO LET

MID TERRACE INDUSTRIAL/ WAREHOUSE PREMISES

1,190 SQ FT // 111 SQ M

PLUS 213 SQ FT FIRST FLOOR OFFICE



BUSINESS SPACE

goadsby

UNIT 9 SLADER BUSINESS PARK

WITNEY ROAD, NUFFIELD INDUSTRIAL ESTATE, POOLE, DORSET, BH17 0GP

SUMMARY >

- 3 PHASE ELECTRICITY
- FIRST FLOOR OFFICE

RENT: £18,000 PER ANNUM EXCLUSIVE



Rear Loading



Allocated car
spaces parking



C - 67
EPC Rating



Excellent
Connectivity

REF:
w349554

UNIT 9 SLADER BUSINESS PARK
WITNEY ROAD, NUFFIELD INDUSTRIAL ESTATE, POOLE, DORSET, BH17 0GP

Location

- Slader Business Park is located on Witney Road, Nuffield Industrial Estate
- Local road communications are provided by the A35, linking Poole and Bournemouth
- The A35 connects to the A31, which leads to the M27/ M3 motorway networks.

Description

- Mid terrace
- Brick outer and blockwork inner walls
- Steel cladding to upper elevations
- Steel-clad pitched roof with translucent daylight panels
- Steel portal frame support
- Concrete flooring with protective matting in warehouse
- Internal eaves height of approximately 4.7m
- Sectional up-and-over loading door (approx. 3m wide x 4m high) to the rear
- Tarmacadam forecourt
- 2 parking spaces outside the unit
- Additional 2 spaces on site
- Disabled WC
- Kitchenette
- LED lighting
- 3-phase electricity
- First-floor mezzanine
- Gas is available

Accommodation

	sq m	sq ft
Ground floor	111	1,190
First floor office	20	213

Total gross internal area approx. 131 1,403

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





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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

£18,000 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Rateable Value

£16,000 (from 1.4.23) // £18,000 (from 1.4.26)

Service Charge

A service charge may be payable, interested parties are advised to make further enquiries.

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](#).

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.

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.

[goadsby.com](https://www.goadsby.com)