

TO LET

**PROMINENT END TERRACE
INDUSTRIAL/WAREHOUSE PREMISES**

436 SQ FT // 4,687 SQ M



496 BLANDFORD ROAD

BLANDFORD ROAD

BUSINESS SPACE

goadsby

496 BLANDFORD ROAD
POOLE, DORSET, BH16 5BN

SUMMARY >

- END TERRACE
- 4.2M INTERNAL EAVES HEIGHT
- PROMINENCE TO BUSY ROAD
- ACCESS TO BLANDFORD ROAD AND ALLENS LANE

RENT: £39,995 PER ANNUM EXCL.



REF:
W237212

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D - 85
EPC Rating

Location

The B3068 Blandford Rd connects with the A35 to the North-west and to the A350 dual carriage way to the south-east via the lifting bridge. Poole town centre and Bournemouth are approximately 4 miles and 9 miles to the east, respectively. The A35 connects with the A31 via A3049/A348.

Description

- End terrace
- Brick construction
- Pitched roofs arranged in two bays supported upon steel trusses
- Flat roof above offices/administration

Factory/Warehouse

- Internal eaves height 4.2m
- 3 phase electricity
- Concrete floor
- Electric roller shutter door c. 4.2m wide
- LED lights
- WC with wash hand basin

Offices/Administration

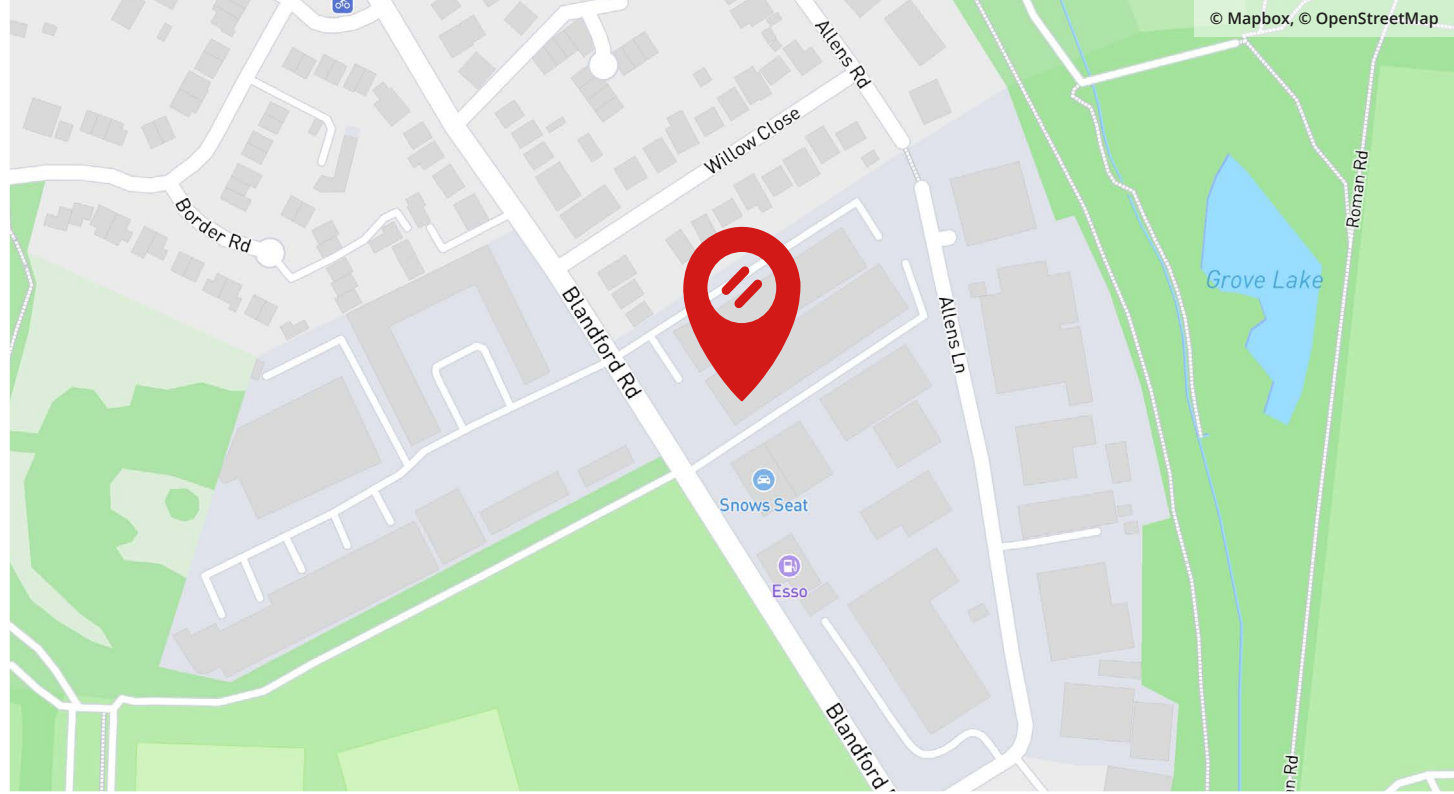
- Reception with a tiled floor and a suspended ceiling incorporating spotlights
- 2 No. offices with carpet tiles and a suspended ceiling incorporating recessed lighting
- WC with wash hand basin
- Kitchenette

External

- There is a right of way over a shared concrete drive
- Concrete loading apron
- Parking upon a tarmacadam forecourt

EPC Rating

D - 82



Accommodation

	sq m	sq ft
Ground floor factory/warehouse	337	3,624
Ground floor offices/admin	99	1,063

Total gross internal area approx. 436 4,687

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

£39,995 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Rateable Value

£32,500 (from 1.04.26)

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 joint 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.



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