



# WESSEX TRADE CENTRE

492 RINGWOOD ROAD • POOLE • BH12 3PF

TO  
LET



REFURBISHED INDUSTRIAL-TRADE COUNTER UNITS 2,628 - 4,313 SQ.FT



TESCO EXPRESS

DHL DEPOT

JOHNSTONES DECORATING

UNIT 57

YESSS ELECTRICAL

UNIT 14

UNIT 33

ENTERPRISE VAN HIRE

LIVING LIGHTS



AMPLE PARKING



GROUND AND FIRST FLOOR OFFICES



ESTABLISHED INDUSTRIAL ESTATE



LOADING DOORS



COVERED LOADING CANOPY



3 PHASE ELECTRICITY



## ACCOMMODATION

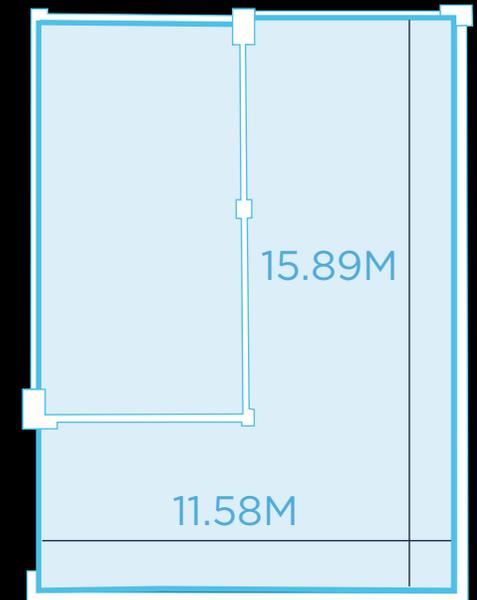
### UNIT 14

GROSS INTERNAL AREAS	SQ FT	SQ M
Ground Floor	1,981	184.0
First Floor	647	60.1
<b>Total</b>	<b>2,628</b>	<b>244.1</b>

### DESCRIPTION

Unit 14 is of steel portal construction, with both a warehouse loading door and customer entrance. The elevations are brick and block profile metal cladding under a pitched roof. Internally the unit has a concrete floor, 3 phase electrics and a loading door.

### FLOORPLAN





## ACCOMMODATION

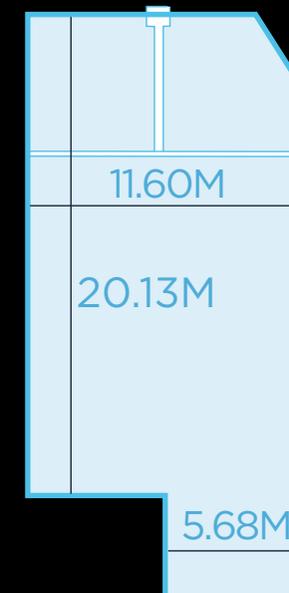
### UNIT 33

GROSS INTERNAL AREAS	SQ FT	SQ M
Ground Floor	2,736	254.2
First Floor	688	63.9
<b>Total</b>	<b>3,424</b>	<b>318.1</b>

### DESCRIPTION

Unit 33 is of steel portal construction, with both a warehouse loading door and customer entrance. The elevations are brick and block profile metal cladding under a pitched roof. Internally the unit has a concrete floor, 3 phase electrics and a loading door.

### FLOORPLAN





## ACCOMMODATION

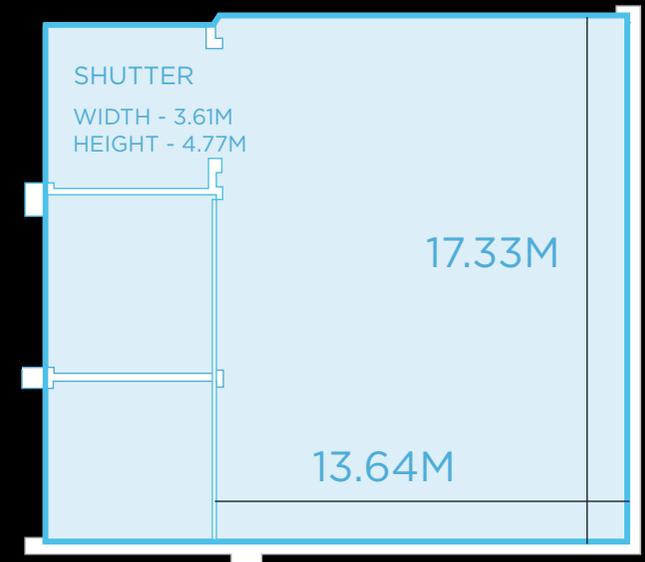
### UNIT 57

GROSS INTERNAL AREAS	SQ FT	SQ M
Ground Floor	3,603	335
First Floor	710	66
<b>Total</b>	<b>4,313</b>	<b>401</b>

## DESCRIPTION

Unit 57 is of steel portal construction, with both a warehouse loading door and customer entrance. The elevations are brick and block profile metal cladding under a pitched roof. Internally the unit has a concrete floor, 3 phase electrics and a loading door.

## FLOORPLAN



NATIONAL OCCUPIERS ON THE ESTATE INCLUDE YESSS ELECTRICAL, EDMUNDSON ELECTRICAL, CROWN DECORATING CENTRE, SALLY SALON SERVICES, GSF CAR PARTS



B3068

UNIT 57

UNIT 14

UNIT 33

B3061

A3049



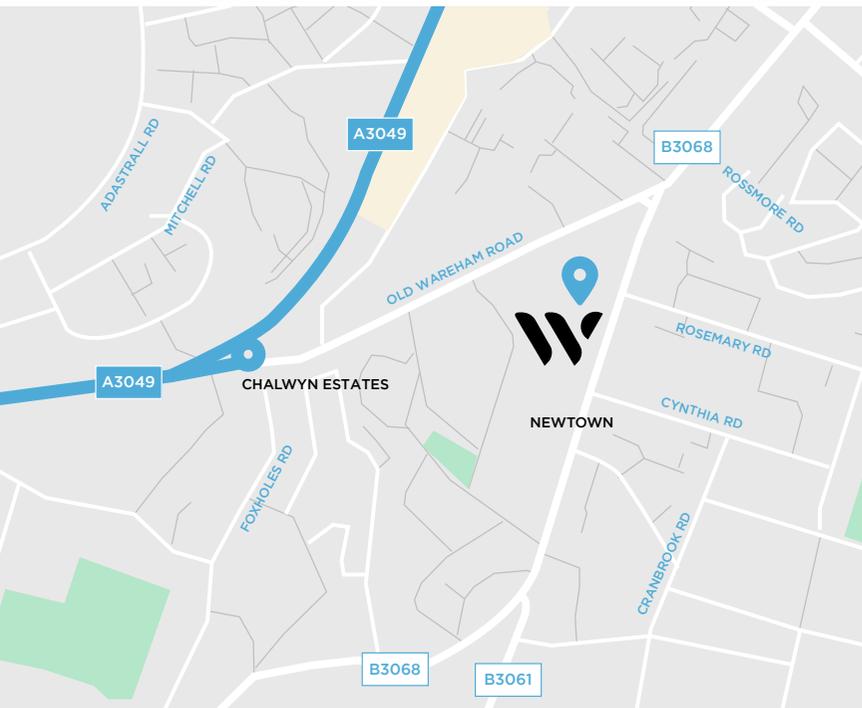
 TO BOUREMOUTH TRAIN STATION  
5.5 MILES, 14 MINS

 TO BOURNEMOUTH AIRPORT,  
7.5 MILES, 15 MINS

 TO BOURNEMOUTH,  
5.2 MILES, 13 MINS

## LOCATION

Wessex Trade Centre is accessed via two vehicular points, directly off the B3068/ Ringwood Road to the east and B3061/Old Wareham Road to the west. The central location gives good access within and beyond the Poole/Bournemouth conurbation. Ringwood Road links with the A31 and onto the motorway network. Old Wareham Road provides direct links with A3049 dual carriageway.





## VAT

All prices, premiums and rents are quoted exclusive of VAT.

## LEGAL COSTS

Each party is responsible for their own legal costs.

## CONTACT

For further information or to arrange a viewing please contact the agents:

**Lambert  
Smith  
Hampton**

**LUKE MORT**

07591 384 236

LMort@lsh.co.uk

**DAN RAWLINGS**

07702 809 192

DRawlins@lsh.co.uk

**KENAN ROWLES**

07709 50222

KRowles@lsh.co.uk

## TERMS

Rent on application

## EPC

Unit 14 - D (86)

Unit 33 - E (110)

Unit 57 - E (118)

**goadsby**

**JOSHUA ADAMSON**

07500 894 599

Joshua.Adamson@goadsby.com

**JOE HOLDERNESS**

07879 435 387

Joe.Holderness@goadsby.com

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