

TO LET
MODERN TRADE COUNTER UNITS
2,565 – 4,056 SQ FT



NUFFIELD
TRADE CENTRE
NUFFIELD ROAD, POOLE BH17 0UF

**Lambert
Smith
Hampton**

NETTLESHIP
SAWYER

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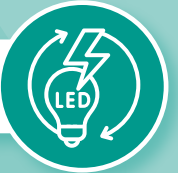
DESCRIPTION

Nuffield Trade Centre is well situated on a prominent site just off the A35 Dorset Way. The scheme provides modern, terrace units with energy efficient LED lighting throughout, up and over loading doors, allocated and visitor parking. Unit 5 has rooftop solar PV panels installed. The estate is well established with other occupiers including Hayley Group Plc and Bathroom Elegance.



Electric up and over door

3 phase electricity and LED Lighting



PV panels to Unit 5

6m minimum eaves height



Disabled WC and shower facilities

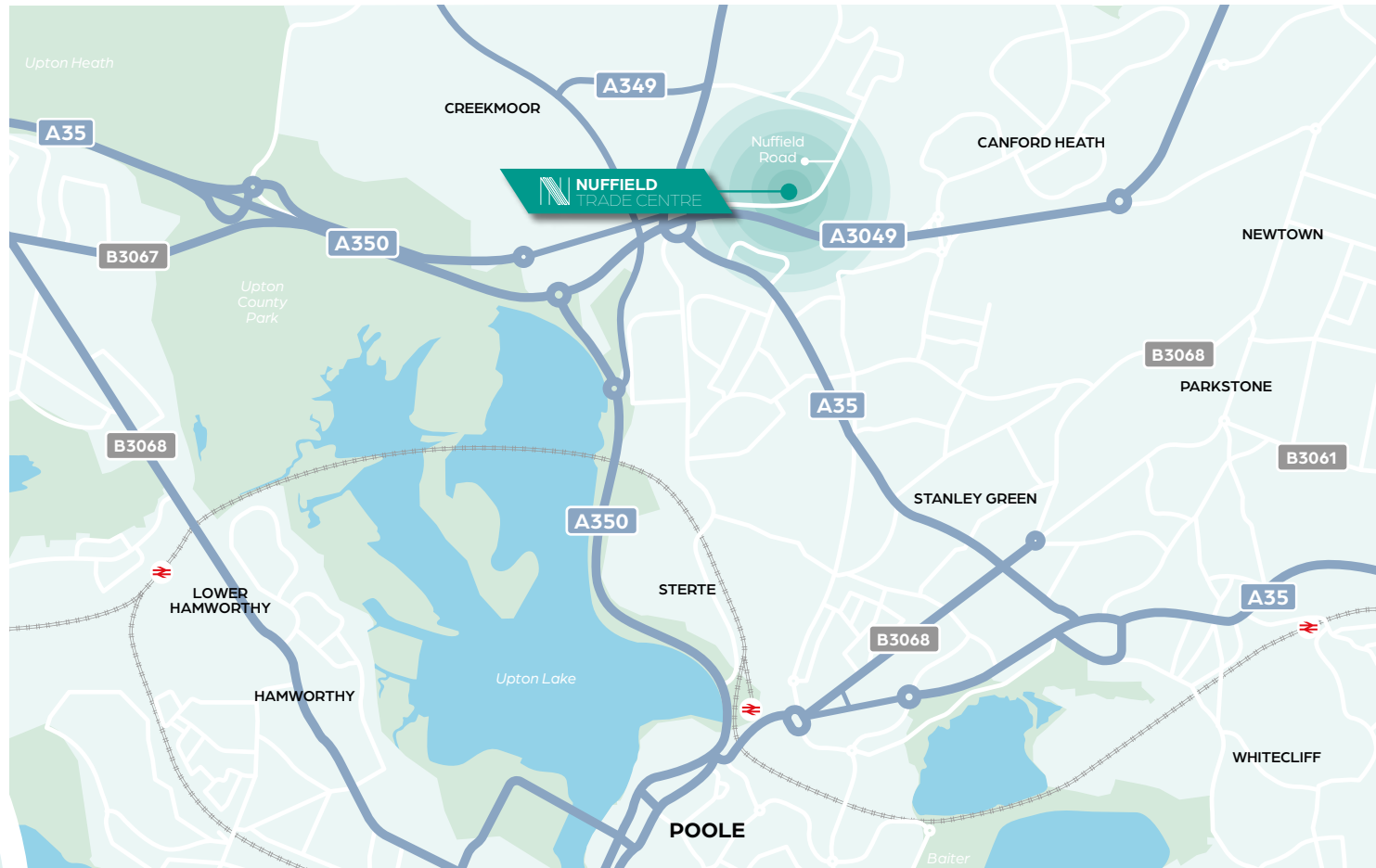
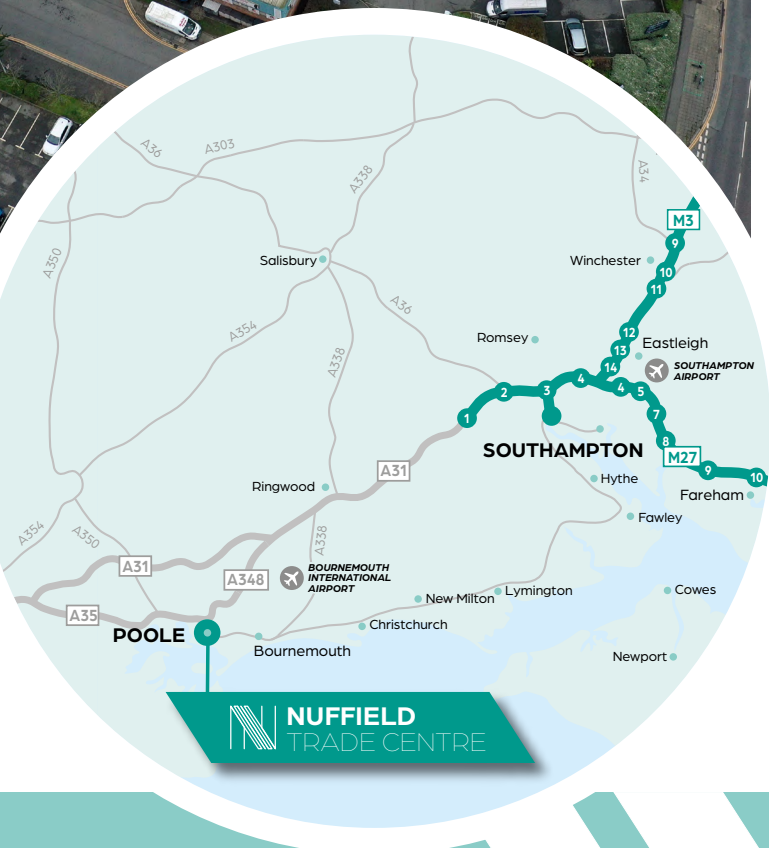
Allocated and visitor parking



B2 & B8 planning use

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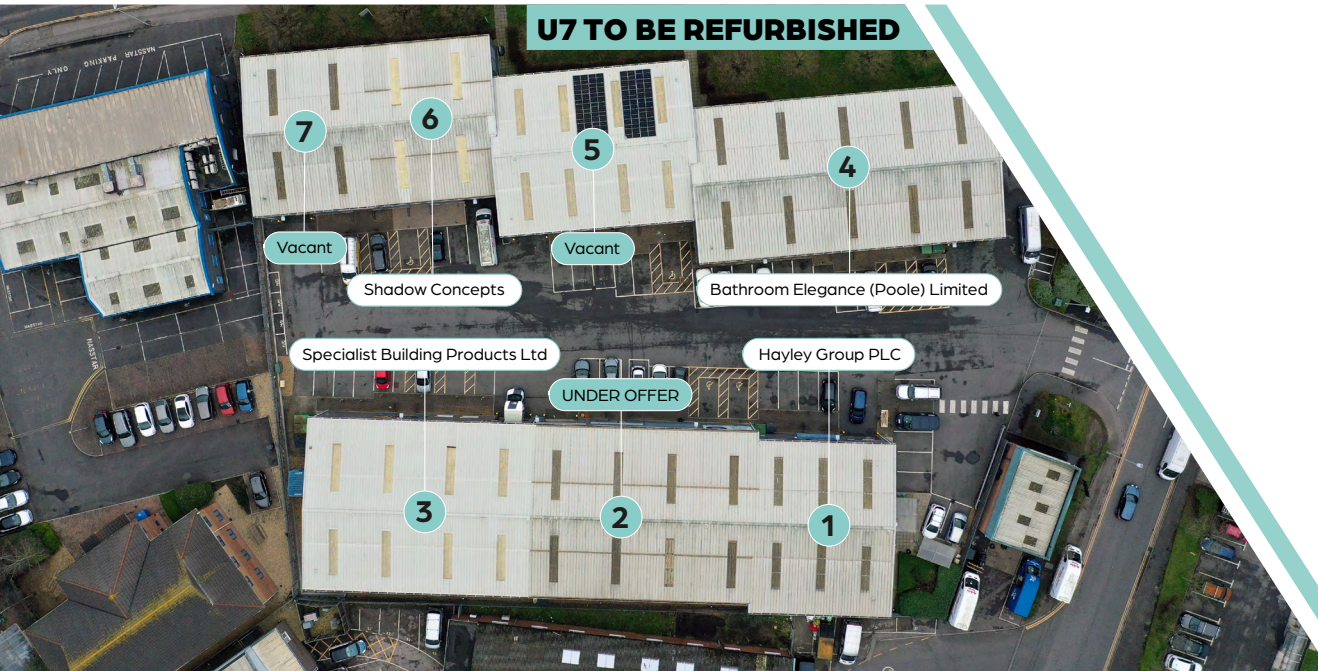
LOCATION

Nuffield Trade Centre is on a prominent site at the entrance to the Nuffield Industrial Estate, just off the A35 Dorset Way which leads to the A3049 dual carriageway.

The A31 is within 4 miles, giving easy access to the M27 and M3 motorway links. Bournemouth International Airport is approximately 10 miles to the north east.



U7 TO BE REFURBISHED



ACCOMMODATION

Gross Internal Areas	Sq Ft	Sq M	EPC Rating
Unit 5 Ground Floor Workshop	4,056	377	B(39)
Unit 7	2,565	238	Targeting B
Total	6,621	615	



Unit 5





VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For Business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available to let on a new full repairing and insuring lease on terms to be agreed.



Unit 5



VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment:

Dan Rawlings

drawlings@lsh.co.uk
07702 809 192

Steve Tomkins

stevet@nettsawyer.co.uk
07808 724 166

Luke Mort

lmort@lsh.co.uk
07591 384 236

Steve Chiari

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07808 724 411

Kenan Rowles

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07709 502 222

IMPORTANT INFORMATION

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