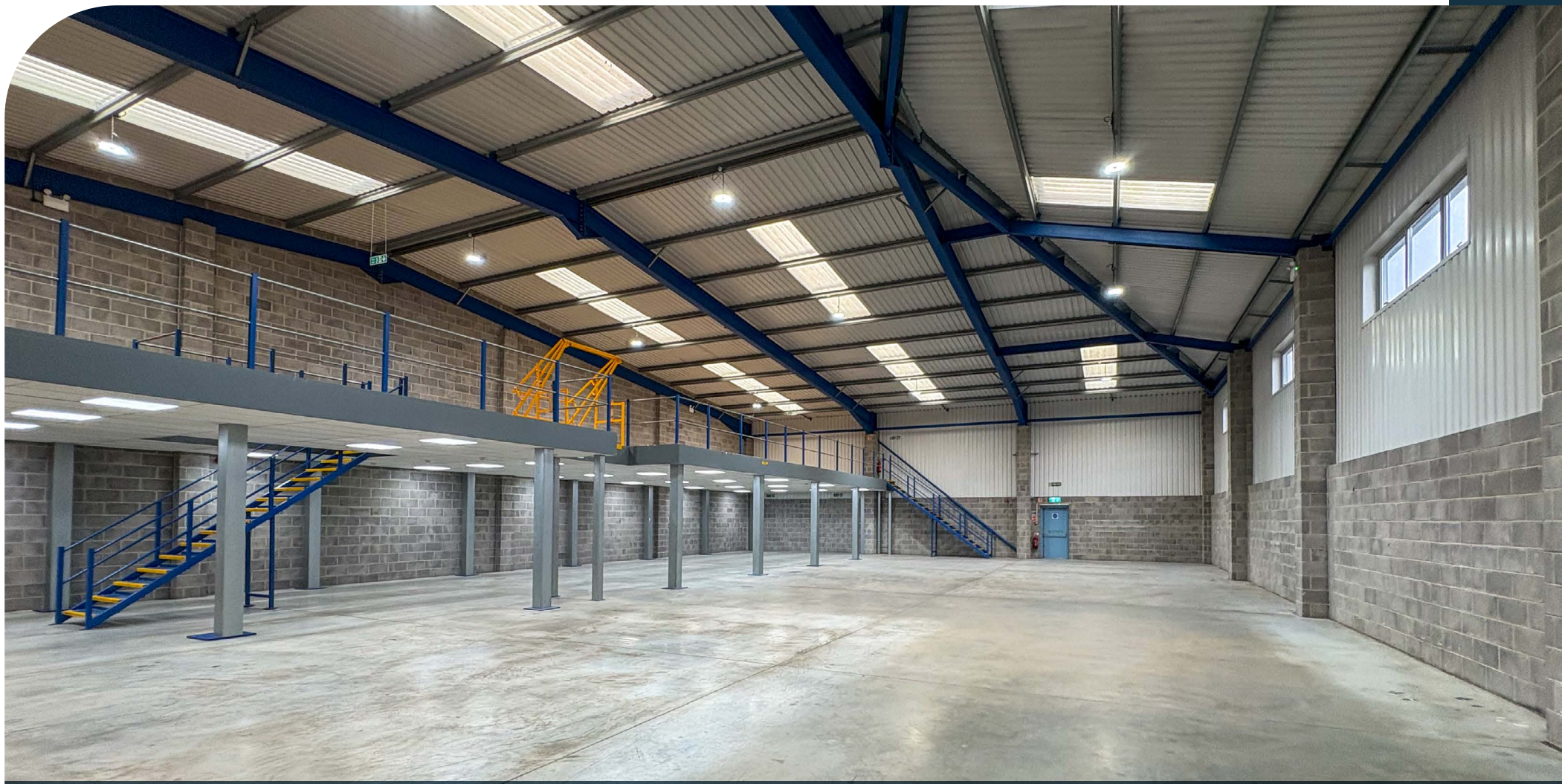
TO LET 7,821 SQ FT

SUPERB REFURBISHED INDUSTRIAL/WAREHOUSE PREMISES PLUS GATED YARD

PLUS 1,911 SQ FT MEZZANINE

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



6.3M
INTERNAL EAVES

3 PHASE
ELECTRICITY

YARD
GATED & FENCED

20 CAR SPACES
ADDITIONAL

B
EPC RATING

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

SPECIFICATION

- End terrace
- Brick/blockwork construction with micro rib/ profiled steel cladding to upper elevations
- Curtain wall feature 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 power floated floor
- Internal eaves height 6.3m
- Ridge height 8.15m

Factory/Warehouse

- LED lights
- 3 phase electricity
- Gas
- Combat warm air heater
- WC + shower
- Personnel door with roller shutter door
- Fire alarm
- Kitchenette

Offices

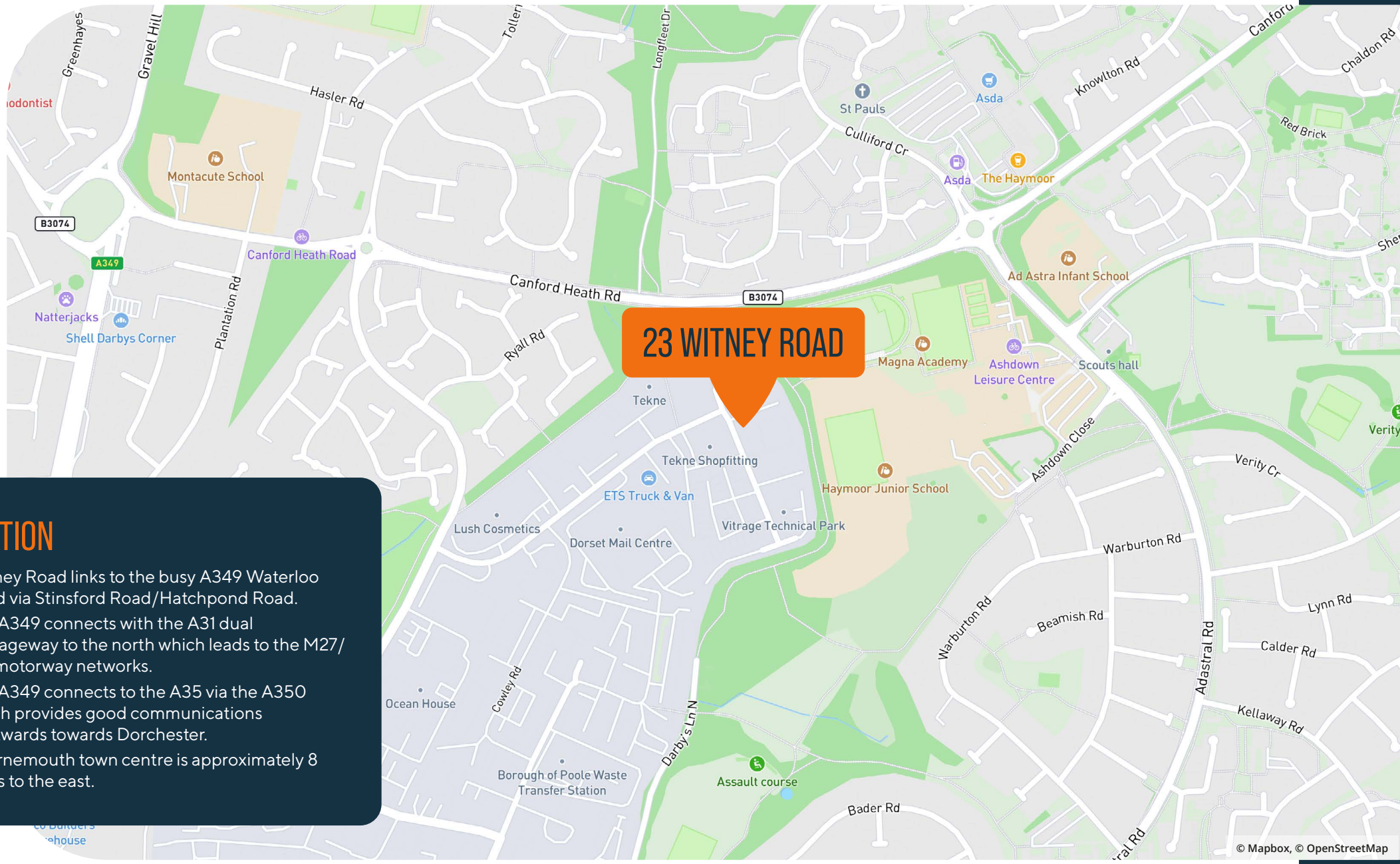
- Carpeted reception with suspended ceiling incorporating recessed lighting and heater
- Disabled WC
- Carpeted first floor offices with a suspended ceiling incorporating recessed LED lighting, air conditioning/heating and kitchenette
- New boiler

Externally

- 20 car spaces on a tarmacadam forecourt
- Fenced and gated tarmac yard
- Concrete loading apron

Mezzanine

- Timber decked
- Steel framed
- 4.8 kN / sq m floor loading
- Suspended ceiling beneath incorporating re-cessed LED lighting
- 2 Steel staircases
- Loading saftey gate



LOCATION

- Witney Road links to the busy A349 Waterloo Road via Stinsford Road/Hatchpond Road.
- The A349 connects with the A31 dual carriageway to the north which leads to the M27/M3 motorway networks.
- The A349 connects to the A35 via the A350 which provides good communications westwards towards Dorchester.
- Bournemouth town centre is approximately 8 miles to the east.

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>> LOCATION MAP >> AERIAL VIEW >> WHAT3WORDS

ACCOMMODATION

	sq m	sq ft
Ground floor factory/warehouse/reception/WCs	630	6,780
First floor office	97	1,041
Total gross internal area approximately	**727**	**7,821**
Plus mezzanine	178	1,911

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

£92,500 per annum exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.

RATEABLE VALUE

£94,500 (from 1.4.26)

EPC RATING

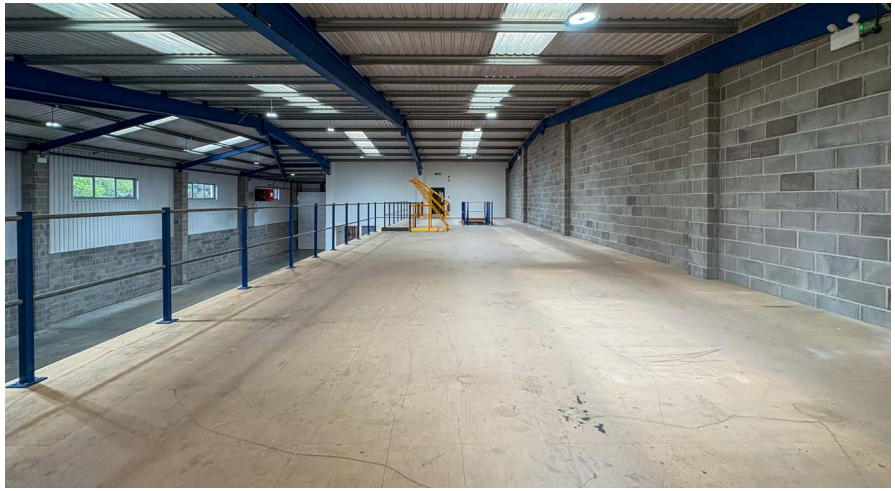
B

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.

goadsby
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CHRIS WILSON

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07968 29407

IMPROTANT

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.