



## UNITS 20-22 BENSON ROAD, NUFFIELD INDUSTRIAL ESTATE, POOLE, BH17 0GB

OFFICE / INDUSTRIAL / WAREHOUSE TO LET / FOR SALE  
6,824 SQ FT (633.97 SQ M)





# Summary

## For Sale / To Let - Detached industrial/warehouse unit with offices

Available Size	6,824 sq ft
Rent	£61,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Price	£875,000
EPC Rating	C

- Detached business unit
- Freehold
- Fitted office accommodation
- Internal eaves height approx. 5m
- Car parking



Photo taken in 2019

# Location



**Units 20-22 Benson Road  
Nuffield Industrial Estate,  
Poole, BH17 0GB**

Benson Road forms part of Nuffield Industrial Estate, the most established industrial area of Poole. It is accessed from Nuffield Road which is the main road through the industrial estate and provides direct access to the A3049 Dorset Way which provides wider road networks throughout the area.







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# Further Details

## Description

This detached premises is of blockwork inner, brick work outer construction with steel cladding to the upper elevations and the pitched roof with an internal eaves height of approx. 5m. The premises are currently arranged as two separate units. There are windows at ground and first floor levels in the front and side elevations. The accommodation is arranged as fitted offices with warehouse/storage areas. The offices benefit from suspended ceiling, lighting, carpets, air conditioning (unit 22), gas central heating (unit 20) and electric heating (unit 22). There are 2 no. loading doors providing access to the warehouse/storage areas. Externally, there is a tarmacadam forecourt providing car parking and loading access.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit 20	2,110	196.03	Available
1st - Unit 20	644	59.83	Available
Ground - Unit 22	2,035	189.06	Available
1st - Unit 22	2,035	189.06	Available
<b>Total</b>	<b>6,824</b>	<b>633.98</b>	

## Tenure

Available by way of a new full repairing and insuring lease for a negotiable term incorporating upwards only, open market rent reviews or available to purchase freehold with vacant possession.

## Legal Costs

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

## VAT

Our client has advised us that the properties are not currently elected for VAT and therefore it is not applicable to the purchase price.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## Viewings

Strictly by appointment through the sole agent.

## Service Charge

An estate service charge may be payable in respect of the upkeep, management and maintenance of the common parts of the estate. Interested parties are urged to make further enquiries.

## Rateable Value

The units are currently assessed individually. Unit 20 - £25,250 (from 1.04.23). Unit 22 - £35,750 (from 1.04.23).









Photo taken in 2019

## Enquiries & Viewings



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Williams**

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