

100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)

TO LET

INDUSTRIAL PREMISES

733 SQ FT // 68 SQ M



BUSINESS SPACE

goadsby

UNIT 3 WEST HOWE INDUSTRIAL ESTATE
ELLIOT ROAD, BOURNEMOUTH, BH11 8JZ

SUMMARY >

- INDUSTRIAL PREMISES TO LET
- 100% SMALL BUSINESS RATES RELIEF AVAILABLE
- C. 250M FROM A348
- 733 SQ FT // 68 SQ M

RENT: £12,750 PER ANNUM EXCL.



REF:
w82781

UNIT 3 WEST HOWE INDUSTRIAL ESTATE
ELLIOT ROAD, BOURNEMOUTH, BH11 8JZ

Location

The premises form part of the established West Howe Industrial Estate located with access onto the main A348 Ringwood Road. The A348 provides road communications throughout Poole, Bournemouth, northwards towards Ferndown and the A31/M27 and westward towards Dorchester via the A35.

Description

Mid terrace premises with the following specification:

- Mono pitched roof supported upon a steel portal frame
- Steel cladding to upper elevations
- Translucent daylight panels
- Roller shutter door measuring C. 3m wide x 3m high
- internal eaves height is C. 3.4m
- Concrete ground floor
- Personnel door
- Unisex WC
- Kitchenette
- LED lighting
- 3 phase electricity
- concrete forecourt providing parking

Accommodation

sq m sq ft

Gross internal area c.

68

733

The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

EPC Rating

D - 98

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

£12,750 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly

Rateable Value

£10,500 (from 01.04.26)

Legal Costs

Each party to be responsible for their own legal costs

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 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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