



Unit 7 Stepnell Reach, 541 Blandford Road, Poole BH16 5BW

TO LET

Industrial Premises with Offices

**2,286 Sq Ft
(212 Sq M)**

DESCRIPTION

The property comprises a mid terrace unit of steel portal frame construction with part brick/part block and profile clad elevations and a profile sheet roof with translucent panels. Internally the unit is fitted with a warehouse/storage area which is accessed via a roller shutter loading door. The remaining part comprises a mixture of office, kitchenette and WC facilities over two floors. Externally there is a good sized loading area and allocated car parking.

- ✓ Gas central heating
- ✓ 5.68m eaves
- ✓ Loading door 3m (w) x 4.4m (h)
- ✓ Loading area
- ✓ Allocated parking
- ✓ Kitchen and WC facilities



LOCATION

Stepnell Reach is situated off B3068 Blandford Road in Hamworthy, approximately two miles from Poole town centre. Blandford Road is a busy route which provides access to the Port of Poole and Poole town centre to the south and the A35 dual carriageway at Upton to the north.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor	2,012	187
First Floor	274	25
Total	2,286	212

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

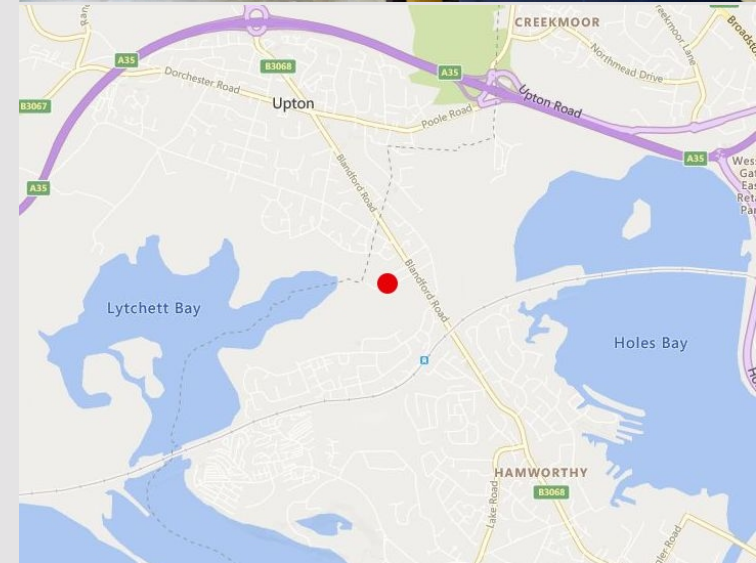
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The rent is £19,000 per annum and the premises are available by way of a new Internal Repairing and Insuring lease for a term to be agreed.

EPC

The Energy Performance Asset Rating is D-100.



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VIEWING & FURTHER INFORMATION

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