

THREE FULLY REFURBISHED INDUSTRIAL /
WAREHOUSE UNITS IN CENTRAL POOLE
WITH EXCELLENT CONNECTIONS TO THE
ROAD NETWORKS

STERTE ROAD INDUSTRIAL ESTATE



THREE UNITS AVAILABLE FOR IMMEDIATE OCCUPATON
UNITS FROM 5,201 SQ TO 13,900 SQ FT.

STERTE ROAD INDUSTRIAL ESTATE

Sterte Road Industrial Estate is accessed off Sterte Road and is approximately half a mile distant from the A350 Holes Bay Road which connects to the A35, providing links to Dorchester to the west and Poole/Bournemouth to the east. The estate is located less than a mile from Poole Town Centre and Poole mainline railway station, which has a direct link to London Waterloo.



BY CAR

Poole Town Centre	5 mins	1 mile
Bournemouth	23 mins	6.5 miles
Southampton	50 mins	38 miles
Bournemouth Airport	28 mins	10 miles
Poole Ferry	7 mins	1.6 miles
A35	5 mins	2 miles
A31	14 mins	4.5 miles
M27	40 mins	26 miles
A303	57 mins	32 miles



BY BIKE

Poole	9 mins
Bournemouth	40 mins
Sandbanks Beach	27 mins



FROM POOLE STATION

Bournemouth	27 mins
Dorchester	43 mins
Southampton	60 mins
London	2 hrs 30 mins



Canford Heath
Nature Reserve

UNIT 4

5,201 SQ FT

REFURBISHED INDUSTRIAL WAREHOUSE PREMISES

This refurbished premises is of steel portal frame construction with brickwork and steel clad elevations. There is a single storey flat roof office section to the front elevation.

Externally, there is a tarmacadam forecourt providing loading access and 4 car parking spaces with a further 5 car parking spaces allocated at the entrance to the estate. There is potential for additional yard space to be available, interested parties are urged to make further enquiries.



SCHEDULE OF ACCOMMODATION Approximate GIA

	SQ FT	SQ M
Ground Floor	5,201	483
Total	5,201	483



9 Car
Parking
Spaces



New WC &
Kitchen
Facilities



Ground
Floor Offices



New Insulated
Roller Shutter
Door



4.7m Internal
Eaves Height



Refurbished:

- New insulated steel clad roof
- New external steel cladding on elevations
- New personnel door and windows
- New LED lighting in warehouse
- New suspended ceiling, carpets and LED lighting in ground floor office accommodation



UNIT 5

13,900 SQ FT

REFURBISHED INDUSTRIAL WAREHOUSE PREMISES

Unit 5 is an end terrace industrial/warehouse premises of steel portal frame construction with a brand new triple bay insulated pitched steel clad roof incorporating daylight panels. Externally there is a large enclosed yard area.

The internal eaves height is approximately 4.25m and loading is by way of a roller shutter door. Internally, there are ground and first floor offices, W.C and kitchenette facilities.



SCHEDULE OF ACCOMMODATION Approximate GIA

	SQ FT	SQ M
Ground Floor	12,510	1,162
First Floor	1,390	129
Total	13,900	1,291



Gated and Fenced Yard



New WC & Kitchen Facilities



Ground & First Floor Offices With AC



Roller Shutter Door



4.25m Internal Eaves Height



Refurbished:

- New insulated steel clad roof
- New external steel cladding on elevations
- New personnel door and windows
- New LED lighting in warehouse
- New air conditioning, suspended ceiling, carpets and LED lighting in office accommodation



UNIT 6a

7,050 SQ FT

REFURBISHED INDUSTRIAL WAREHOUSE PREMISES

Unit 6a is a semi-detached industrial/warehouse property of steel portal frame construction, featuring a pitched steel-clad roof with integrated daylight panels. Externally, it benefits from an enclosed yard, additional car parking, and a covered loading/unloading area to the rear over the roller shutter door.



Refurbished:

- New insulated steel clad roof
- New external steel cladding on elevations
- New personnel door and windows
- New LED lighting in warehouse



SCHEDULE OF ACCOMMODATION Approximate GIA

	SQ FT	SQ M
Ground Floor	7,642	709
Total	7,642	709



10 Car
Parking
Spaces



Gated and
Fenced Yard



2 Roller
Shutter Doors



5.5 m Internal
Eaves Height



PERFECTLY PLACED

A popular destination to live
and work, brilliantly connected
to the South Coast and beyond.



///host.liability.vote



amazon



A350

THE COMPLEAT FOOD GROUP



STERTE ROAD INDUSTRIAL ESTATE

POOLE JOINERY
WINDOWS

POOLE IN BUSINESS

5,000

Commercial shipping movements per year

£1bn

£1 Billion worth of investments.

16%

of workforce employed in manufacturing.



Poole boasts a strong economy with a diverse mix of companies. Expanding sectors include marine technologies, tourism and leisure, advanced manufacturing and engineering and creative industries.

At 10,000 acres Poole Harbour is one of the world's largest natural harbours, well placed to handle freight with approximately 1.25 million tons of cargo and around 400,000 passengers. Annually there are more than 5,000 commercial shipping movements within the harbour. Poole is home to a very large number of industrial estates and sites are in high demand

The central area of Poole is poised for major regeneration that will significantly enhance the area as a retail, leisure and cultural destination as well as meeting the demand for new housing and business workspace. A bold and ambitious regeneration scheme situated on the waterfront in Poole will unfold over the next 10 years. The recent opening of a second harbour crossing will unlock land for new homes, employment opportunities and public open space that together will generate up to £1 billion of investments.



FURTHER INFORMATION

Rents are quoted per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings

UNIT	RATEABLE VALUE	RENT PA	EPC
4	£29,000 (1.4.23)	£55,000	D (80)
5	£112,000 (1.4.23)	£125,000	C (56)
6a	£114,000 (1.4.23)	£68,750	C (58)

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.

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

Tenure: Available by way of a new full repairing and insuring lease for a negotiable term incorporating upward only, open market rent reviews.
*Occupation can be made available within 48 hours by way of the landlord’s in-house estate lease, subject to terms

Estate Service Charge: An estate service charge is payable in respect of the upkeep, maintenance and management of the common parts of the estate. Interested parties are urged to make further enquiries.



VIEWING AND ENQUIRIES:



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