



TO LET 13,544 SQ FT
(1,259 SQ M)

**DETACHED
INDUSTRIAL PREMISES**

6 LEYLAND ROAD, POOLE, DORSET, BH12 5HB



SUMMARY



Detached
premises



3 phase
electricity supply



Secure site
gated & fenced

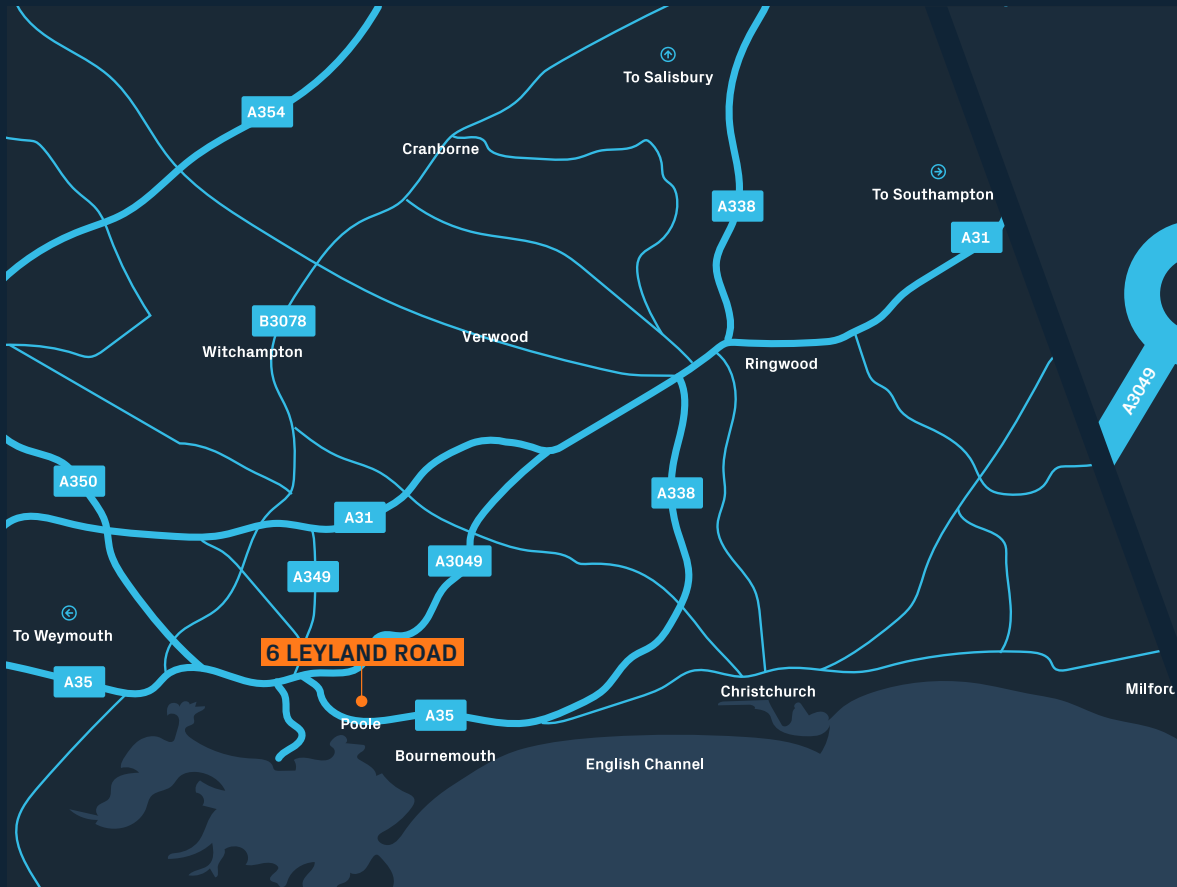


5.95m
internal eaves



1 loading
door (concertina)

RENT: £105,000
PER ANNUM EXCLUSIVE



LOCATION

Leyland Road is accessed off the A3049 Wallisdown Road. Wallisdown Road connects to the A348 Ringwood Road.

The A348 connects with the A31 to the north-east and to the A35 to the south-west via the A3049.

DESCRIPTION

FACTORY

- Detached
- Brick construction
- Profile steel cladding to upper elevations
- Concrete ground floor
- Steel portal frame
- Pitched insulated steel clad roof incorporating daylight panels
- New concertina sliding loading door – 5.15m high
- 3 phase electricity, gas and telecom
- Fire and security alarms
- Predominantly upvc double glazed windows at ground and first floor levels
- Internal eaves height 5.95m

GROUND FLOOR ADMINISTRATION

- Carpeted reception
- Carpeted canteen
- Male and female WCs
- Electric heating
- Carpeted stairs to first floor offices
- Carpeted offices with suspended ceiling incorporating recessed lighting

FIRST FLOOR OFFICES

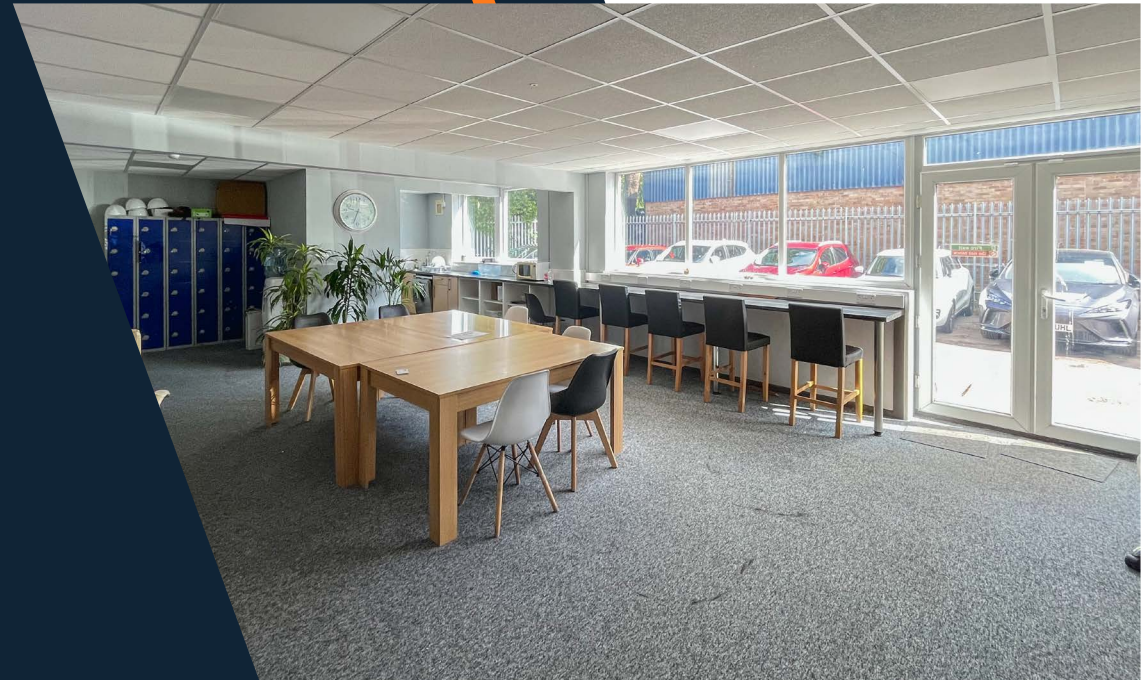
- Carpeted
- Suspended ceiling incorporating recessed lighting
- WCs
- Electric heating
- Kitchenette
- Trunking

LOW EAVES EXTENSION

- Steel clad construction
- Mono pitch steel clad roof incorporating daylight panels
- Concrete floor
- 3 double loading doors

EXTERNAL

- Gated and fenced site
- Tarmacadam car-park
- Concrete loading apron



ACCOMMODATION

	sq m	sq ft
Ground Floor	960	10,329
First Floor Offices	179	1,926
Ground Floor Extension	120	1,289
Total gross internal area approx.	1,259	13,544

The premises have been measured in accordance with the 6th Edition of the RICS Code of Measuring Practice.

LEASE

To let by way of a new full repairing and insuring lease incorporating upward only, open market rent reviews every 5 years.

RENT

£105,000 per annum exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.

RATEABLE VALUE

£74,000 (from 1.4.23)

EPC RATING

D - 78

SERVICE CHARGE

A service charge is 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 joint sole agents, **Goadsby**, through whom all negotiations must be conducted.



CHRIS WILSON

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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](#).

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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.

