

FOR SALE

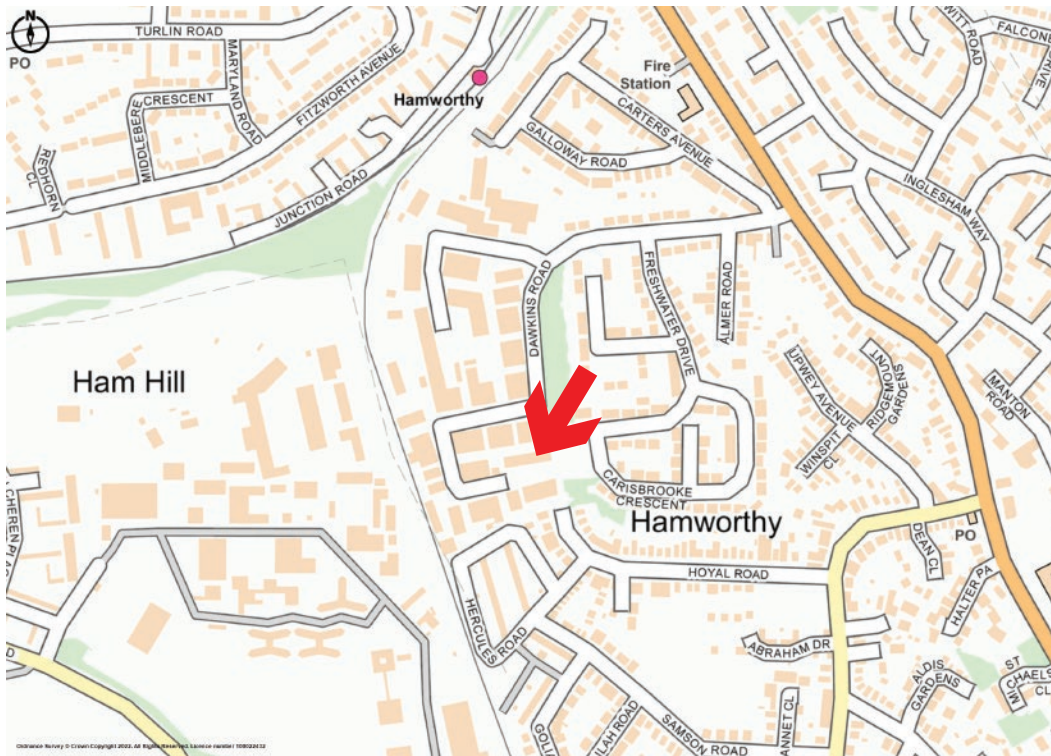
INDUSTRIAL UNIT WITH SECURE YARD AND PARKING
UNIT 11B, DAWKINS ROAD, POOLE, BH15 4JP



sibbett
gregory



- 5,527 sq ft GIA
- 6 parking spaces
- Gated yard approx. 833 sq ft.
- Freehold interest
- Mixture of warehouse and office accommodation



LOCATION

Dawkins Road is an established commercial trading estate in Hamworthy, Poole, situated directly off the A350 Blandford Road. This arterial route provides convenient access to the Port of Poole, Poole Town Centre (approximately 2 miles) and connects to the A35, with onward links to the M27 and destinations to the west.

DESCRIPTION

The property comprises a semi detached industrial unit of steel frame and brick cavity wall construction, with a two storey office section to the front of the premises, with a flat roof and a single storey warehouse to the rear, with a pitched roof incorporating roof lights.

The warehouse has an internal eaves height of approximately 3.56m and includes an open sided, part mezzanine floor. A roller shutter door provides loading access from the warehouse to a useful gated yard to the side of the building.

Extensive office accommodation is provided at both ground and first floor levels. The first floor offices are accessed from a dedicated staircase at the front of the building and benefit from an air conditioning system. The ground floor office accommodation is divided into a variety of spaces including smaller offices, a showroom, staff kitchen, WC facilities, storage, and a server room.

Externally, the property fronts onto a shared parking and access area with Unit 11a, with six marked car parking spaces demised to the premises.

ACCOMMODATION

We have measured the property with the following approximate gross internal floor areas:

Description	sq m	sq ft
Ground Floor	349.17	3,758
First Floor	82.87	892
Mezzanine	81.45	876
Total	513.49	5,527
Gated Yard	77.43	833



TENURE

Freehold with vacant possession on completion.

PRICE

£500,000

We are advised that VAT is not applicable on the sale price.

BUSINESS RATES

Rateable Value: £28,000

AML

A successful bidder will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

EPC

The property has an Energy Rating of E-123 (valid until June 2032).

VIEWING

Viewing by appointment with the agents Sibbett Gregory.

Alastair Knott

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FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.