

**TO LET**

**INDUSTRIAL PREMISES WITH ROADSIDE VISIBILITY**

**188 Stanley Green Road, Poole, BH15 3AH**



**sibbett  
gregory**



**UNDERGOING  
COMPREHENSIVE  
REFURBISHMENT**



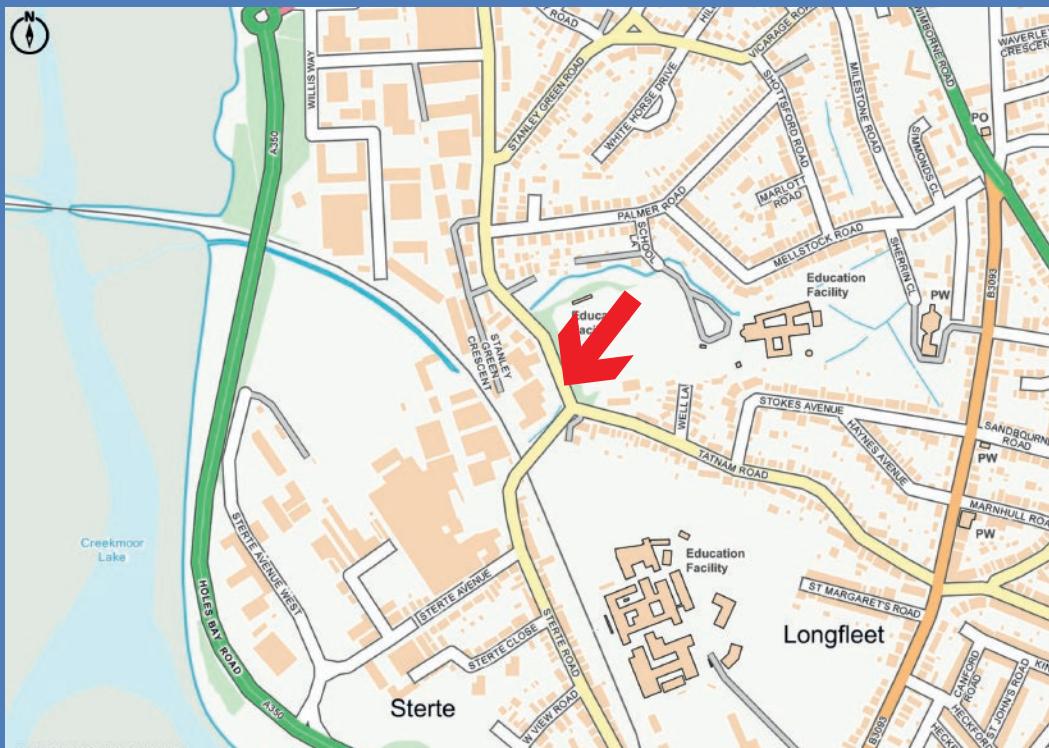
- 5,624 sq ft (GIA)
- Comprising industrial warehouse with front offices
- £42,000 per annum exclusive
- Available on a new FRI lease
- Roadside visibility

## LOCATION

The subject property is located in a prominent and visible position fronting Stanley Green Road, forming part of a small, purpose-built industrial estate situated between the Sterte Road and Fleets Industrial areas.

The property benefits from close road links to both the A350 and the A35, which serves Dorchester to the West and Bournemouth to the East. The A31, which can be accessed via the surrounding local road network, provides a national transport connection to Southampton and London via the M27 and M3.

Nuffield Industrial Estate is located approximately  $\frac{1}{2}$  a mile away, with Poole Town Centre situated  $\frac{3}{4}$  of a mile to the southwest.



## DESCRIPTION

The property comprises an end of terrace industrial unit constructed by means of a concrete frame with brick exterior walls under a steel framed, multi gable north light roof.

The building has been configured to provide a single-storey office area at the front of the building, with the main warehouse accommodation located behind, which benefits from a clear internal working height of approximately 5m.

The property is currently undergoing a comprehensive refurbishment. The completed specification will include the following:

- Newly decorated warehouse area, including a new epoxy resin coated floor
- Refurbished concertina loading door (width: 3.7m, height: 4.5m)
- LED warehouse lighting
- Refurbished open plan office to include new wall mounted air conditioning system (heating and cooling via an air source heat pump), UPVC double glazed window units, LED lighting (with PIR sensors) and a new carpeted floor covering.
- Newly installed kitchenette and WC facilities.
- 3 phase power supply.
- Front loading forecourt and additional rear loading area.
- Shared parking.

## ACCOMMODATION

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

Description	Sq M	Sq Ft
Front office	45.38	488.46
Warehouse	466.7	5,023.51
Rear covered loading	10.44	112.40
<b>TOTAL</b>	<b>522.52</b>	<b>5,624</b>

## TENURE

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

## RENT

£42,000 per annum exclusive of business rates, insurance, service charge and VAT.

## ENERGY PERFORMANCE CERTIFICATE

A new EPC has been commissioned and will be provided shortly. The targeted energy rating is B-41 (following completion of the refurbishment works).

## BUSINESS RATES

The Valuation Office Agency states that the property has a rateable value of £34,500.

The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

## VIEWING

Viewing by appointment with the sole agents Sibbett Gregory, 01202 661177.

Alastair Knott

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Sam Morgan

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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.

### INDICATIVE FLOOR PLAN

