



# TO LET

## END TERRACE INDUSTRIAL/ WAREHOUSE PREMISES

### 176.05 SQ M // 1,895 SQ FT

UNIT 1 SLADER BUSINESS PARK, WITNEY ROAD, NUFFIELD INDUSTRIAL ESTATE, POOLE, BH17 0GP





# SUMMARY

- 3 PHASE ELECTRICITY
- MEZZANINE FLOOR
- 3 PARKING SPACES PLUS FORECOURT

**RENT: £19,500** PER ANNUM EXCL.

# DESCRIPTION

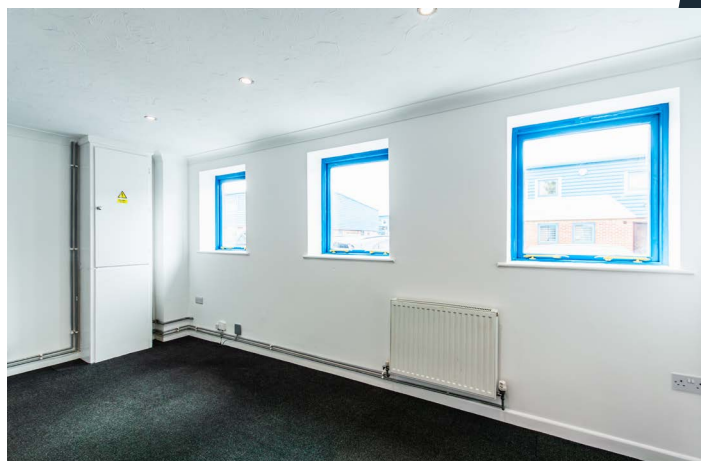
The property occupies a prominent corner position at the entrance to the Park and comprises a modern, end of terrace industrial unit.

The property is constructed with a steel frame with brick and clad elevations under a pitched insulated roof incorporating daylight panels. There are also windows installed at high level to provide additional light.

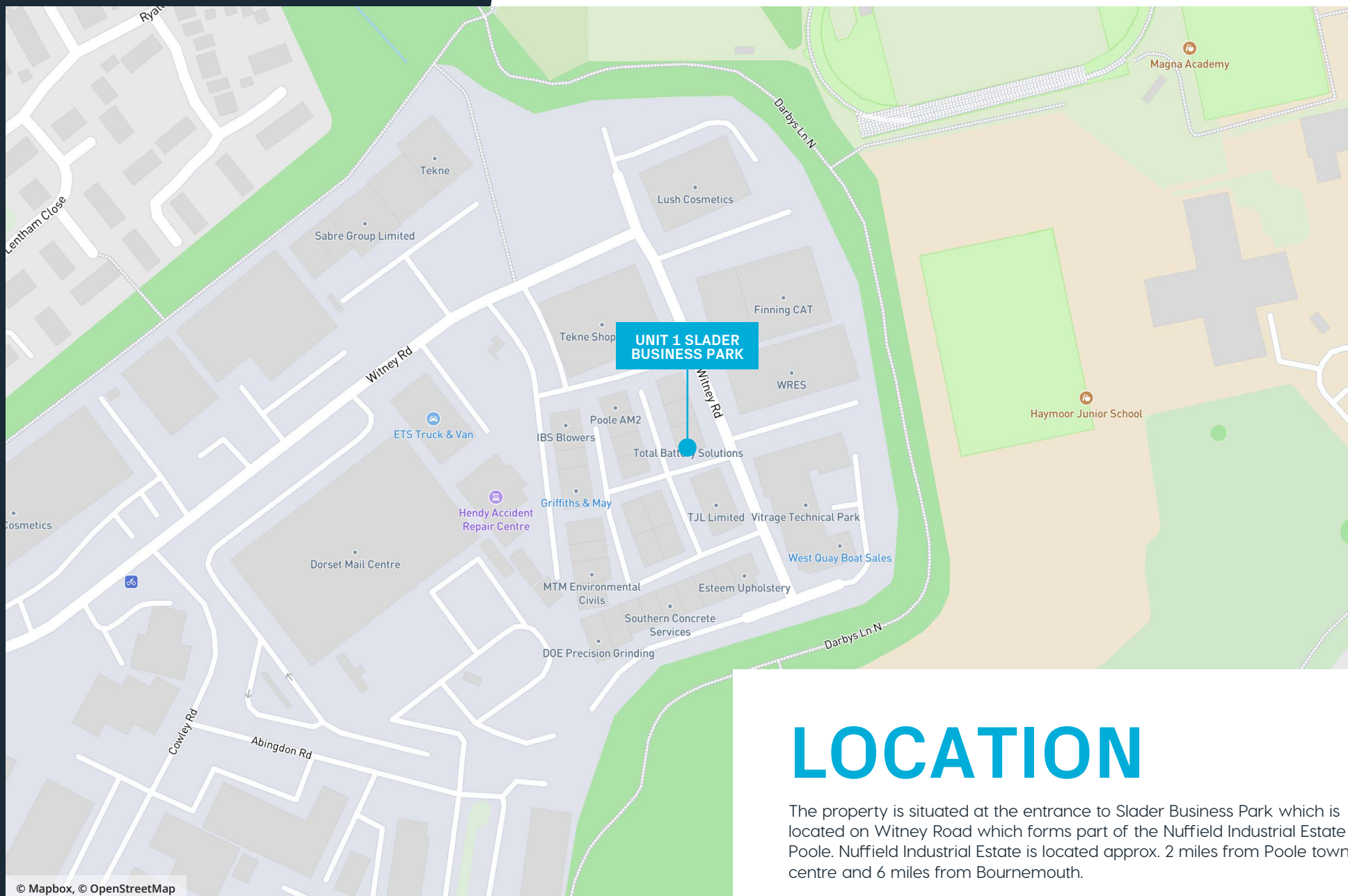
The property is arranged to provide a reception office, kitchenette, single WC, main workshop area and a mezzanine floor providing storage. The unit has a manual loading door and a separate personnel entrance.

The property benefits from the following specification:

- 3 phase electricity supply
- Gas fired warm air heating system in warehouse
- Radiators in the reception area and office
- LED lighting
- Water supply in the warehouse
- Security shutters on ground floor windows







# LOCATION

The property is situated at the entrance to Slader Business Park which is located on Witney Road which forms part of the Nuffield Industrial Estate in Poole. Nuffield Industrial Estate is located approx. 2 miles from Poole town centre and 6 miles from Bournemouth.







## ACCOMMODATION

|                                          | sq m          | sq ft        |
|------------------------------------------|---------------|--------------|
| Ground floor                             | 147.53        | 1,588        |
| Mezzanine                                | 28.52         | 307          |
| <b>Total gross internal area approx.</b> | <b>176.05</b> | <b>1,895</b> |

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

## RENT

**£19,500 per annum exclusive** of business rates, VAT, insurance premium, service charge, utilities and all other outgoings payable quarterly in advance by standing order.

## LEASE

The premises are to let by way of a new full repairing and insuring lease incorporating upward only, open market rent reviews every 3 years.

## RATEABLE VALUE

£21,750 (from 1.4.26)

## EPC RATING

C - 68

## 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 agents, **Goadsby & Sibbett Gregory**, through whom all negotiations must be conducted.



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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](#).

### IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

### FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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.