

# TO LET

## END TERRACE INDUSTRIAL PREMISES

397 SQ M // 4,275 SQ FT



BUSINESS SPACE

goadsby

**UNIT 4 DIDCOT ROAD**

NUFFIELD INDUSTRIAL ESTATE, POOLE, DORSET BH17 0GD

## SUMMARY >

- END TERRACE
- INTERNAL EAVES HEIGHT OF APPROXIMATELY 5.1M
- ALLOCATED CAR-PARKING SPACES

RENT: £37,400 PER ANNUM EXCL.



Allocated  
Parking Spaces



Internal Eaves  
Height



D - 100  
EPC Rating



Excellent  
Transport Links

REF:  
W235495

**UNIT 4 DIDCOT ROAD**  
NUFFIELD INDUSTRIAL ESTATE, POOLE, DORSET BH17 0GD

## Location

Didcot Road is accessed from Nuffield Road, the main spine road through one of Poole's largest industrial estates. The estate connects onto the A35 which links Poole and Bournemouth and ultimately leads to the A31 which connects to the southern motorway networks of the M27/M3.

Poole town centre is approximately 2 miles distant which offers both railway and port facilities, whilst Bournemouth town centre, Ferndown and Christchurch are approximately 5 miles, 5 miles and 8 miles distant respectively.

## Description

These end-terrace industrial premises are of brick outer, blockwork inner wall construction supported upon a steel portal frame with a pitched steel clad roof incorporating translucent daylight panels. The internal eaves height is approximately 5.1m, the ground floor is concrete and loading is by way of 2 sectional up and over loading doors to the front of the premises measuring approximately 3.5m wide x 4m high.

The factory also benefits from the following:-

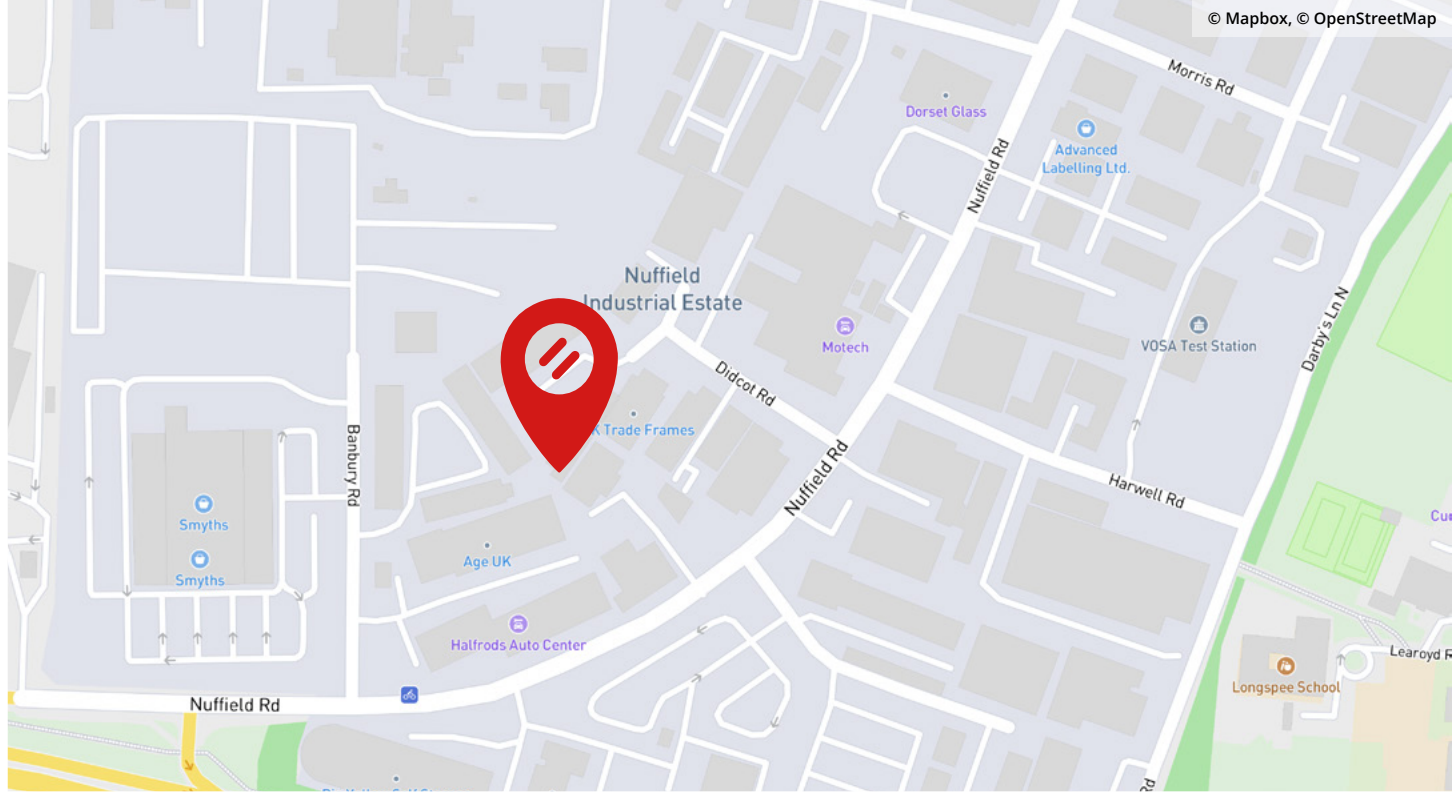
- WC
- A reception area
- Adjacent office block
- Lighting
- Kitchenette

3 phase electricity is also available.

Externally, there is a concrete loading bay to the front of the premises. The premises benefits from allocated car-parking.

## EPC Rating

D - 100



## Accommodation

sq m sq ft

Total gross internal area approx. 397 4,275

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

## Lease

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

## Rent

**£37,400 per annum** exclusive of VAT, business rates, service charge, buildings insurance, utilities and all other outgoings.

## Rateable Value

£32,750 (from 1.4.23)

## Service Charge

Estate premises are often subject to a service charge 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 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.

## Viewing

Strictly by prior appointment through the sole agents Goadsby, 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](#).

### 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.

[goadsby.com](https://www.goadsby.com)