

TO LET

BRAND NEW SEMI-DETACHED INDUSTRIAL/WAREHOUSE UNIT
APPROX. 146 SQ M (1,577 SQ FT)



**sibbett
gregory**



UNIT 4 OLD STREET, BAILEY GATE INDUSTRIAL ESTATE, STURMINSTER MARSHALL, WIMBORNE, DORSET BH21 4DB

SUMMARY

- Brand new semi-detached industrial/warehouse unit
- Approx. 146 sq m (1,577 sq ft) gross internal area
- £17,500 per annum exclusive
- 5 parking spaces
- Prominent position at Bailey Gate Industrial Estate

SPECIFICATION



1 manual loading door
(3.85m x 5.35m)



Loading forecourt



Warehouse LED lighting



5.3m clear internal height

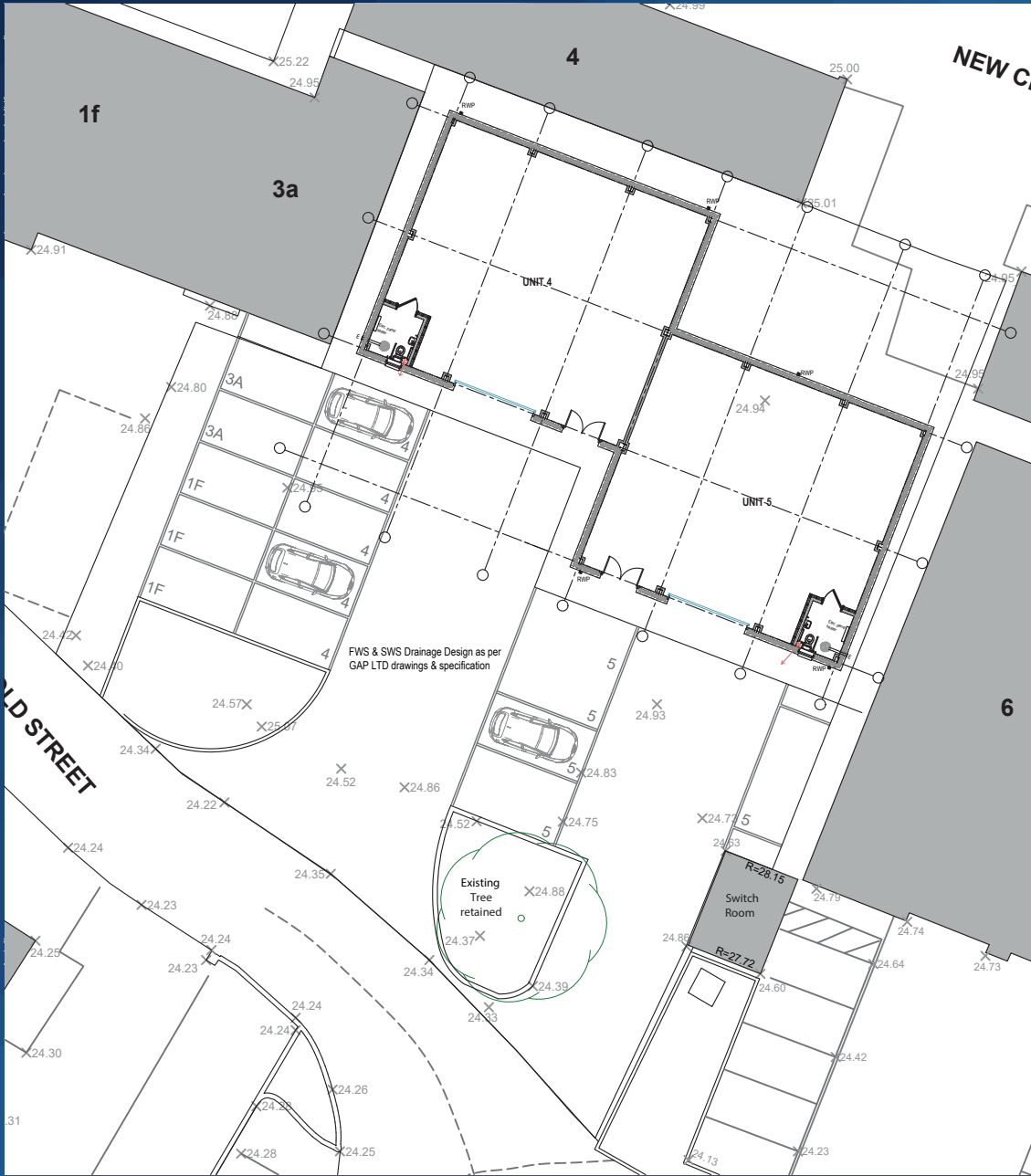


3 phase power



Disabled compliant WC facilities





LOCATION

The property is located on the established Bailey Gate Industrial Estate in Sturminster Marshall. Bailey Gate is accessed from Station Road which in turn connects to Poole Road A350 which is the main route between Poole and Blandford.

Poole Road A350 connects with A31 Dorchester Road at The Roundhouse roundabout which provides access west to Dorchester via A35 and access east to Wimborne, Ringwood and M27 beyond.



DESCRIPTION

The property comprises a brand new, semi-detached industrial unit of steel portal frame construction with external walls of blockwork inner, brickwork outer construction with cladding to the upper elevations.

The unit has a mono pitch roof with insulated composite roof sheeting incorporating daylight panels. The property has a full height manual loading door and a single disabled compliant WC.

The unit has a power floated reinforced concrete floor and LED lighting together with aluminium double glazed windows and a personnel door.

The property has a clear internal height of 5.3m and a 3 phase electricity supply.

The unit has 5 allocated parking spaces and concrete forecourt loading areas.

ACCOMMODATION

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

Description	Sq M	Sq Ft
Unit 4	146	1,577
TOTAL	146	1,577

TENURE

Available by way of a new Full Repairing and Insuring Lease on terms to be agreed.



RENT

£17,500 per annum exclusive of all outgoings.

BUSINESS RATES

The Valuation Office Agency states that the property has a rateable value of £13,500, with effect from 1st April 2026. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

EPC

The property has a rating of A-(19) and a copy of the full EPC report is available upon request.

VIEWING

Viewing by appointment with the sole agents Sibbett Gregory.

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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.*

