

TO LET

BRAND NEW DETACHED INDUSTRIAL/WAREHOUSE PREMISES

APPROX. 294.3 SQ M (3,168 SQ FT)



**sibbett
gregory**



UNITS 4 & 5 OLD STREET, BAILEY GATE INDUSTRIAL ESTATE, STURMINSTER MARSHALL, WIMBORNE, DORSET BH21 4DB

SUMMARY

- Brand new detached industrial/warehouse units
- Approx. 294.3 sq m (3,168 sq ft) gross internal area
- £35,000 per annum exclusive
- 10 parking spaces
- Prominent position at Bailey Gate Industrial Estate

SPECIFICATION



2 manual
loading doors
(3.85m x 5.35m)



Loading
forecourts



Warehouse
LED
lighting



5.3/6.1m
clear internal
height

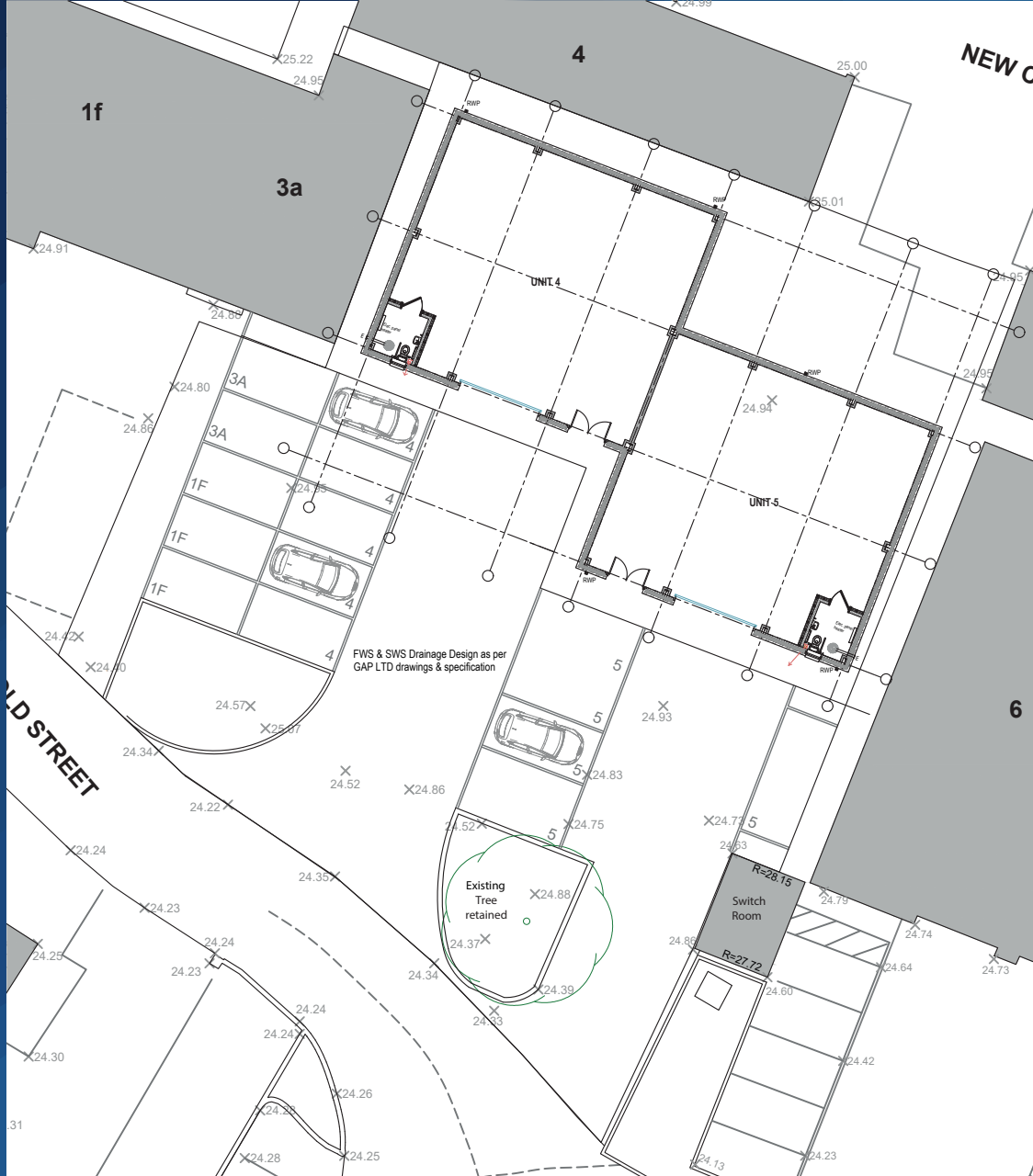


3 phase
power



Disabled
compliant
WC facilities

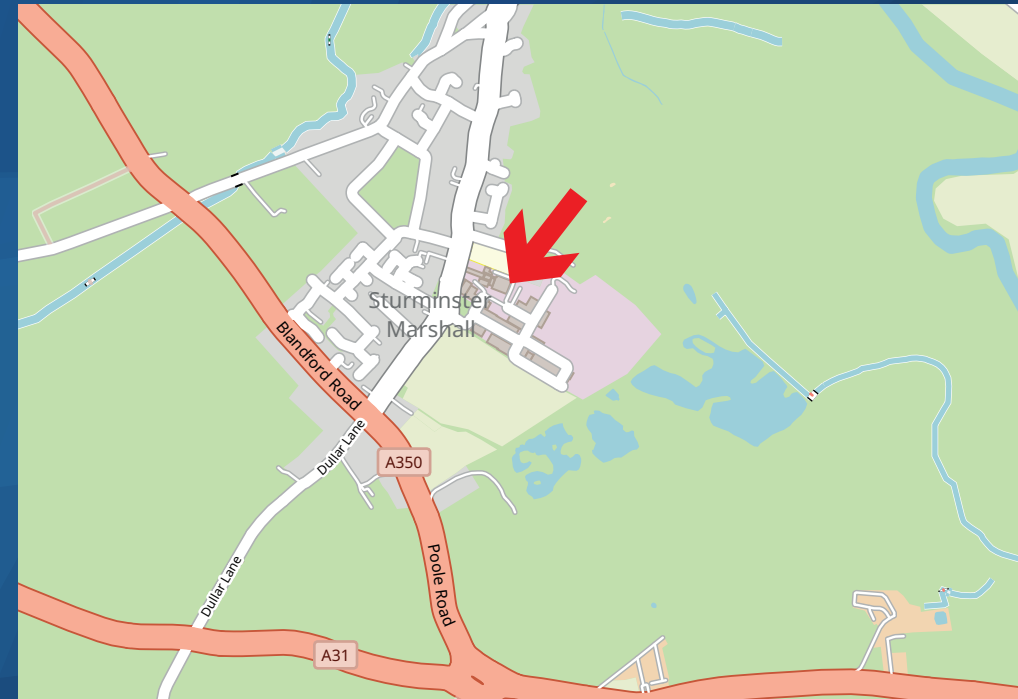




LOCATION

The properties are 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 properties comprise brand new, detached industrial units of steel portal frame construction with external walls of blockwork inner, brickwork outer construction with cladding to the upper elevations.

Unit 4 has a mono pitch roof and Unit 5 has a pitched roof each with insulated composite roof sheeting incorporating daylight panels. Each unit has a full height manual loading door and a single disabled compliant WC.

The units have power floated reinforced concrete floors and LED lighting together with aluminium double glazed windows and personnel doors.

Unit 4 has a clear internal height of 5.3m and Unit 5 has a clear internal height of 6.1m.

Each unit has a 3 phase electricity supply.

A lintel has been installed in the dividing wall to enable an opening between the two units.

The units have 10 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
Unit 5	148	1,591
TOTAL	294	3,168

TENURE

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

RENT

£35,000 per annum exclusive of all outgoings.

BUSINESS RATES

The units are to be assessed for Business Rates.

EPC

Unit 4 A(19)
Unit 5 A (19)

VIEWING

Viewing by appointment with the sole agents Sibbett Gregory.

Jayne Sharman

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Chris Wilson

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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.

