

UNITS TO LET

3,265 - 6,866 ft²



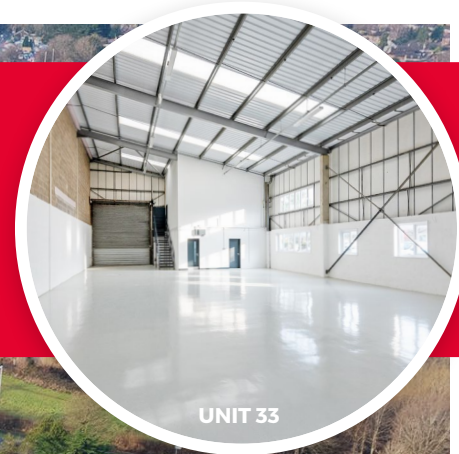
REFURBISHED
UNITS



GOOD ACCESS
TO A3049 & A35



UNITS 31 & 33 CAN
BE COMBINED



UNIT 33



www.ipif.com/poole

INDUSTRIAL / WAREHOUSE UNITS TO LET

NUFFIELD INDUSTRIAL ESTATE
COWLEY ROAD, POOLE, BH17 0UJ

IPIF

ACCOMMODATION

Available accommodation comprises of the following approximate Gross Internal Areas:

UNIT 23 - TO BE REFURBISHED	ft ²	m ²
Ground Floor Warehouse	2,724	253
Ground Floor Offices	391	36
First Floor Offices	448	42
TOTAL	3,563	331

UNIT 31 - REFURBISHED	ft ²	m ²
Ground Floor	3,265	303
TOTAL	3,265	303

UNIT 33 - REFURBISHED	ft ²	m ²
Ground Floor	3,211	299
First Floor	390	36
TOTAL	3,601	335

UNIT 31 & 33 COMBINED	ft ²	m ²
TOTAL	6,866	638

DESCRIPTION

The properties comprise of modern industrial/warehouse units with brick/blockwork elevations with cladding to the upper parts under a pitched roof.

The properties have a personnel entrance which leads to a reception office with gas fired heating. There are male and female toilets off an internal corridor which provides access to the main industrial area.



UNITS 31 & 33 HAVE BEEN FULLY REFURBISHED AND CAN BE COMBINED

UNIT 23

TO BE REFURBISHED



UNITS 31 & 33



FULLY
REFURBISHED



FIRST FLOOR TO
UNIT 33



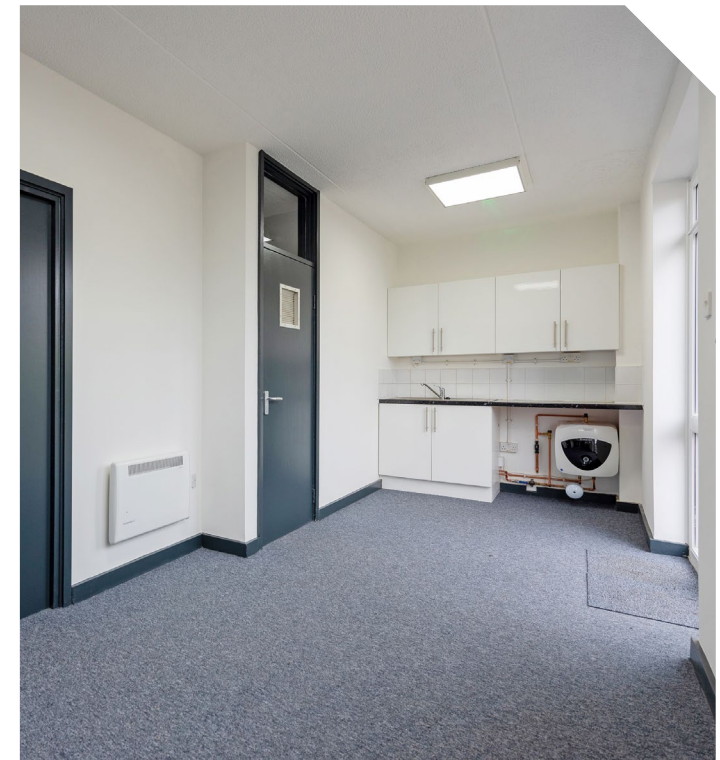
ALLOCATED CAR
PARKING



FORECOURT/
LOADING AREA



ELECTRIC ROLLER
SHUTTER DOORS



INSULATED ROOF +
DAYLIGHT PANELS



6.5m EAVES HEIGHT
RISING TO 8.5m APEX



3 PHASE POWER
IN UNIT 33



WC
FACILITIES



UNITS CAN BE
COMBINED

LOCATION

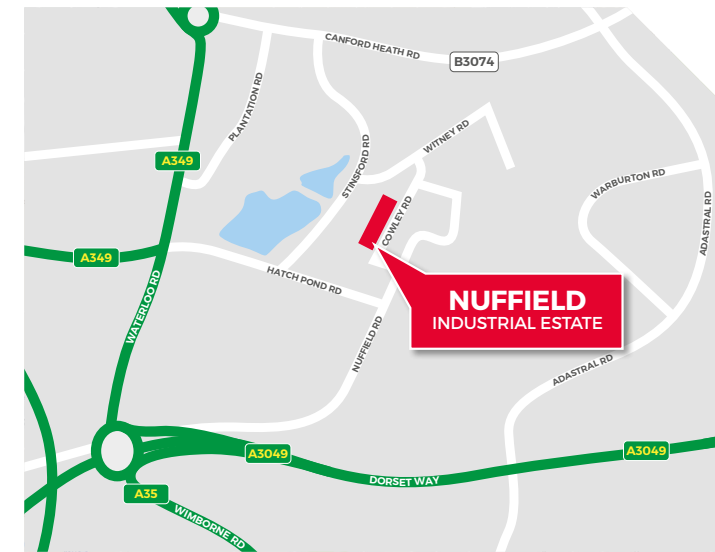
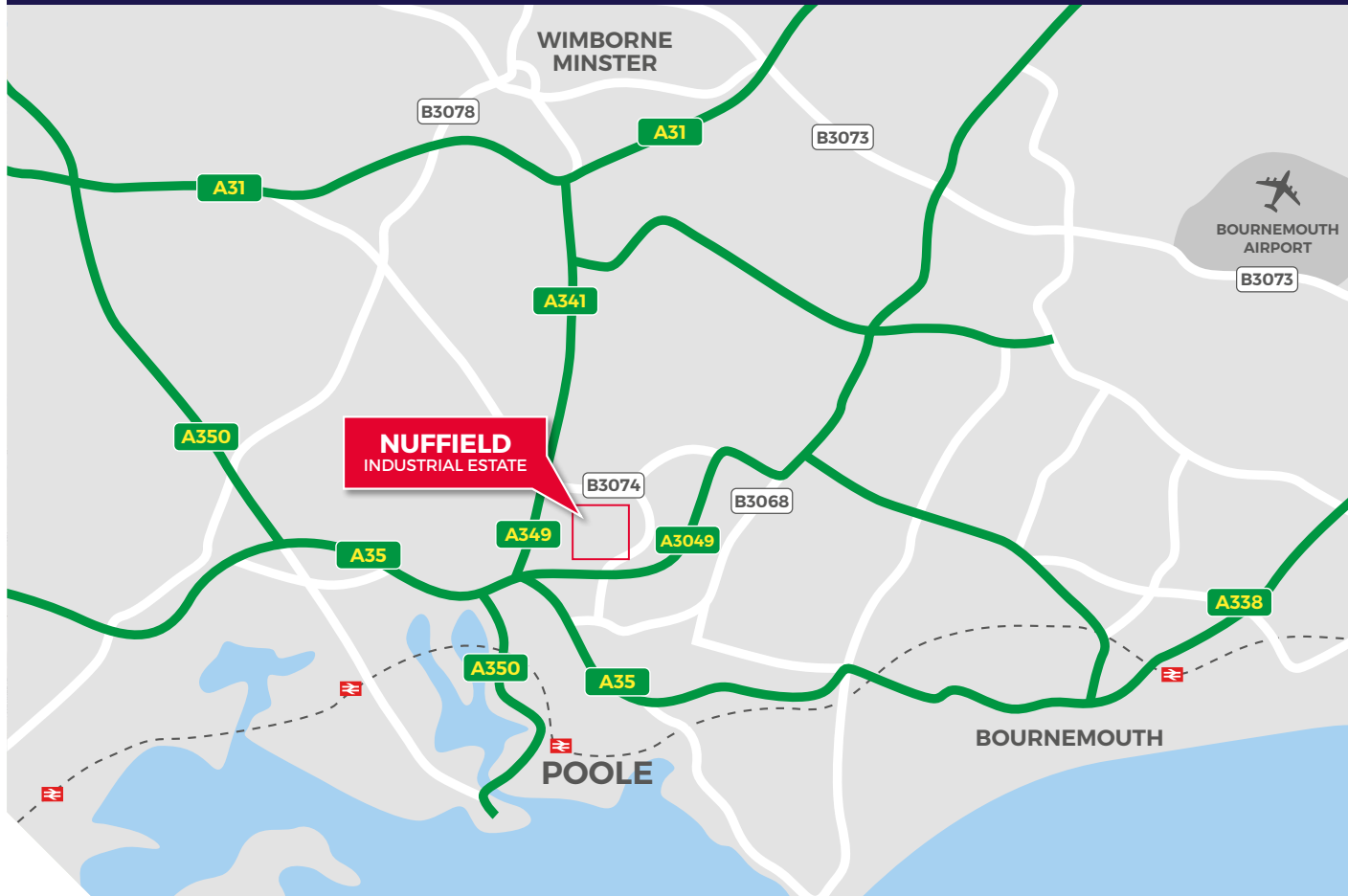
The properties are situated in a prominent position on Cowley Road which is one of the main estate roads through the Nuffield Industrial Estate in Poole. Nuffield Industrial Estate is one of Poole's most established and popular industrial locations and it is situated approximately 3 miles to the north of Poole town centre.

The main access to the Nuffield Industrial Estate is from the Fleets Corner roundabout or Waterloo Road, via Hatch Pond Road.



BH17 0UJ

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LEASE TERMS

The units are available on a new full repairing and insuring lease.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

Energy Performance Certificates are available upon request.

On behalf of the Landlord

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