



 **Sharp Road**
4/4a Sharp Road, Poole, Dorset, **BH12 4BG**

To Let **1,325 sq m // 14,261 sq ft**
Substantially refurbished industrial premises



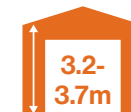
4/4a Sharp Road extends to approximately **14,261 sq ft** and is situated on one of Poole's principal estates, approximately **4.3 miles** from Poole town centre and **3.6 miles** from Bournemouth town centre



3 Phase
Electricity



Loading
Doors



Internal
Eaves Height



Rear Loading/
Parking Area



Location

The premises form part of an industrial complex in Sharp Road which is accessed off Alder Road thereby giving ease of access via the local road network towards Bournemouth, Poole and Ferndown.

Bournemouth town centre and Poole town centre are approximately 3.6 and 4.3 miles from the property respectively.

Description

The premises extend to approximately 14,261 sq ft and are of mixed construction with the following features:

- » 2 roller shutter doors measuring approximately 6m wide x 3m high and 6m wide x 4.1m high
- » 3.2-3.7m internal eaves height
- » Male and female cloakroom facilities
- » Two storey offices to the front extending to approximately 2,311 sq ft
- » 3 phase electricity and gas available
- » Separate personnel doors
- » 9 car spaces upon a tarmacadam forecourt
- » Rear loading and parking area accessed via lockable gates

Summary of Accommodation

	sq m	sq ft
Ground floor offices	107	1,150
First floor offices	108	1,161
Ground floor factory	1,110	11,950
Total gross internal area approx.	1,325	14,261

Lease

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term, incorporating upward only open market rent reviews.



Rent

£105,000 per annum exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order.

Service Charge

A service charge is payable in respect of the management and maintenance of the common parts within the estate. Interested parties are advised to make further enquiries.

Rateable Value

£56,500 (from 1.4.23)

EPC Rating

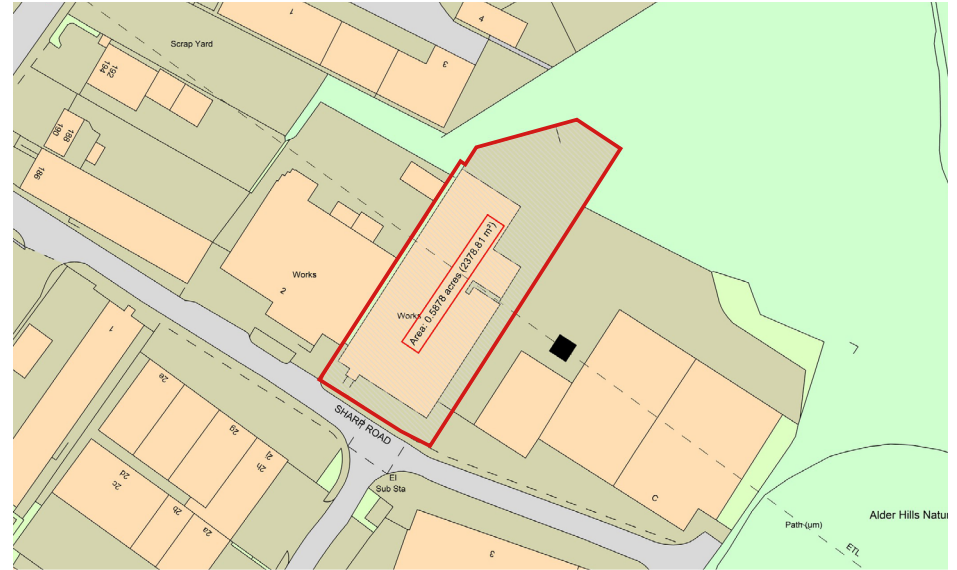
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Legal Costs

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 joint sole agents, **Goadsby** and **Nettleship Sawyer**, 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](#).

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.

