TO LET

INDUSTRIAL/WAREHOUSE PREMISES

APPROX. 285.2 SQ M (3,070 SQ FT)

sibbett gregory

UNIT 8-9 STEPNELL REACH, 541 BLANDFORD ROAD, HAMWORTHY, POOLE, BH16 5BW

LOCATION

Stepnell Reach is located off the B3068 Blandford Road in Hamworthy, approximately 2 miles from Poole Town Centre. The development is accessed via a private estate road.

Blandford Road is a busy route which provides access to both the Port of Poole and Poole Town Centre, as well as the A35 Upton by-pass which in turn gives excellent road connectivity to Bournemouth to the east and Dorchester to the west.

DESCRIPTION

The properties comprise industrial/warehouse spaces with a ground floor office. The units are constructed with full elevations of facing brickwork, with inset loading bays and pitched roofs fixed with daylight translucent panels. Internally the properties have a small office at the front together with a single WC.

The properties benefits from the following specification:

- 5.6 meter eaves height
- 2 manual loading door approx. 3.1m x 3.8m
- 3 phase electricity supply
- New gas space heater
- Single WC in each unit
- Storage area above the office
- 10 allocated parking spaces

ACCOMMODATION

Description	Sq M	Sq Ft
Industrial/Workshop	255	2,744
Office & WCs	30.2	326
TOTAL	**285.2**	**3,070**

5.6m eaves height | Manual loading doors (3.1m x 3.8m) | Covered loading bay | 3 phase electricity | WC facilities | 10 car parking spaces

TENURE
The property is available by way of a new Full Repairing and Insuring Lease for a minimum term of 3 years at a commencing rent of £32,500 per annum exclusive.

ESTATE SERVICE CHARGE
An Estate service charge is payable at an annual cost equating to approx. 5% of the annual rental. Further details are available from the Agents.

BUSINESS RATES
The combined Rateable Value is £31,000, with effect from 1 April 2026.

EPC
The propertis have a rating of E-106, valid until 4 August 2032. 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.