



HFC PRESTIGE MANUFACTURING

WALLISDOWN ROAD | BOURNEMOUTH | BH11 8PL

SELF CONTAINED UNIT TO LET : 49,632 SQ FT

COTY
SINCE 1904

LOCATION

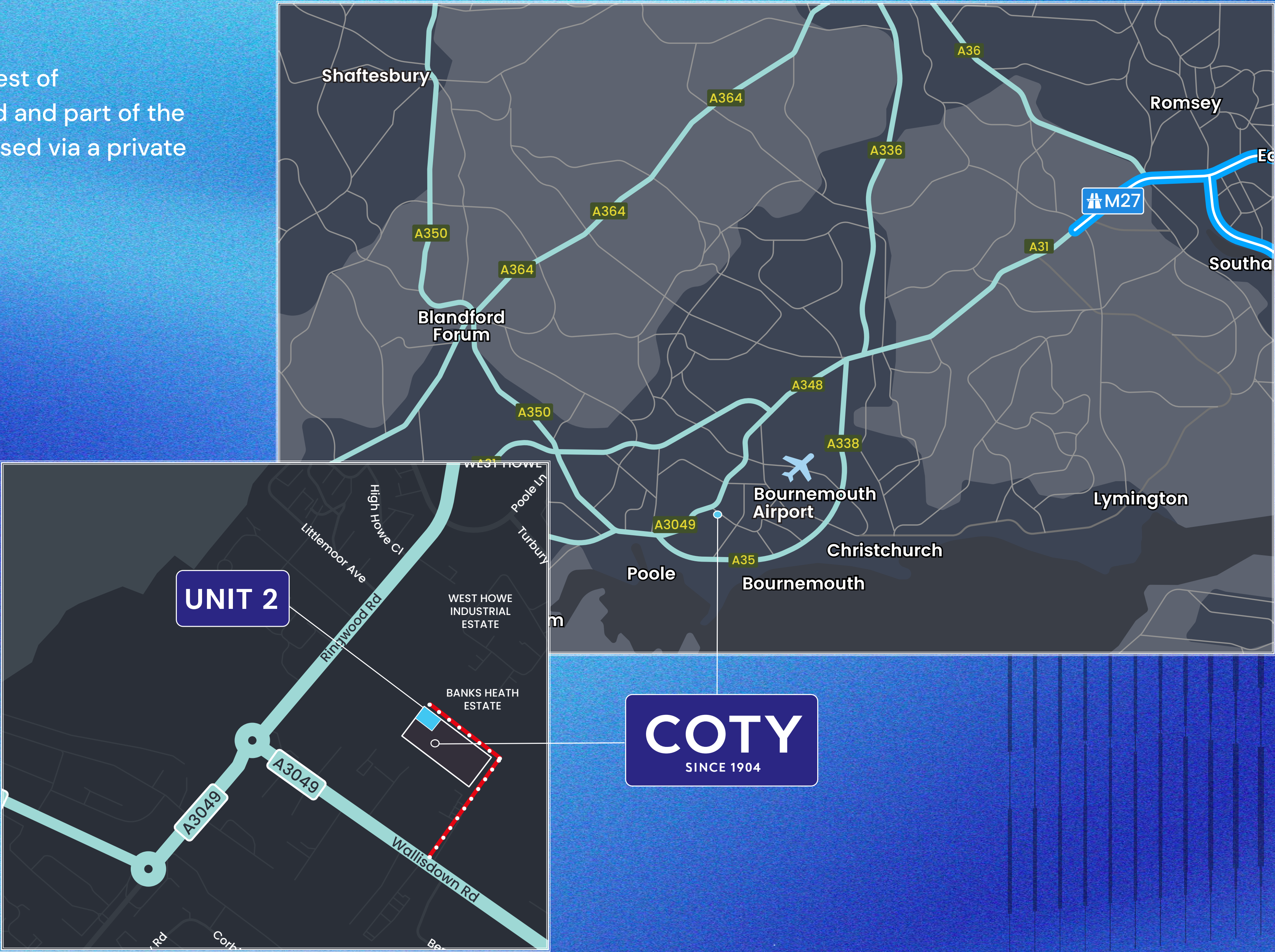
The subject property is located to the northwest of Bournemouth town centre on Wallisdown Road and part of the North Howe Industrial Estate. The site is accessed via a private road from Wallisdown Road.

 ROAD	Drive Time (Mins)	Distance (Miles)
A31	12	12
M27	33	33

 TOWN	Drive Time (Mins)	Distance (Miles)
Bournemouth	12	4
Poole	33	4
Salisbury	56	28
Southampton	54	32
Portsmouth	65	50

 TRAIN	Travel Time (Mins)
Bournemouth	6
Southampton	38
Portsmouth	56
London	180

From Branksome Railway Station





Topps Tiles



Wickes

T.K. maxx

SCREWFIX

safestore



ŠKODA

The Range
Home, Leisure & Garden

UNIT 2

farmfoods

COTY
SINCE 1904

ACCESS POINT

DESCRIPTION

The property is a self-contained unit which is part of a larger building currently occupied by COTY. The 49,632 sq.ft unit provides an open plan floorspace (31,487 sq.ft) with reinforced concrete floors, 8.4m min eaves height and water sprinklers throughout. The unit also includes 8,611 sq ft/1500 UK pallets demountable racking, currently configured for VNA trucks, of which one is provided. The unit includes a 3,766 sq.ft enclosed production area with an open mezzanine level above. It also benefits from 2,002 sq.ft office/meeting space and WC/locker rooms. The unit is accessed externally via 1 level access loading doors, 2 HGV rear loading docks. Shared monitored carparking area for 40+ cars is adjacent to the building with dedicated pedestrian access to the unit. 24 hour security and automated access control is provided, and facilities and waste management are provided 8am-4pm, with emergency on call support.



Warehouse
(40,098 SQ FT)



Office Space
(2,002 SQ FT)



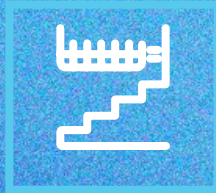
Secure
Gated Access



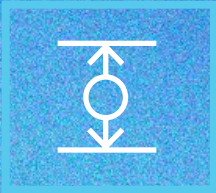
24 Hour
Security



LED
Lighting



MezzanineArea
(3,766 SQ FT)



8.4m Eaves
Height



2 HGV Dock Levellers
& 1 Ground Loading
Door



Racking
Available



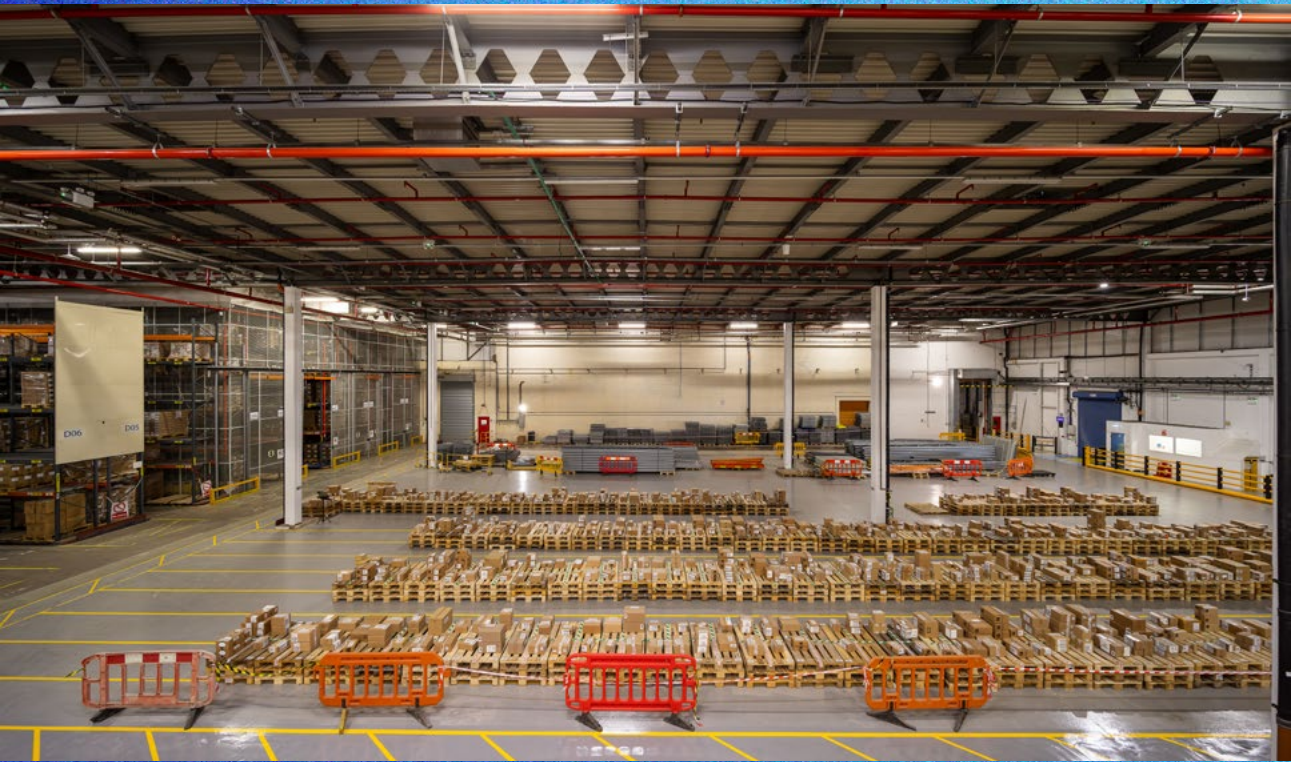
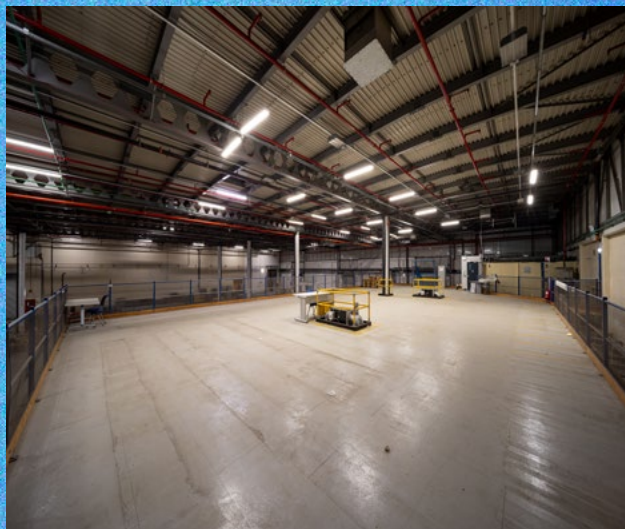
Allocated
Parking



Zero
Carbon Energy



EPC
RATING D



FURTHER INFORMATION

TENURE

Available by way of sub-lease.

EPC

EPC Rating D.

VAT

VAT is applicable.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/ proof identifying the source of funds being relied upon to complete the transaction.

PROPOSAL

Unit 2 is available by way of a sub-lease agreement. Rent on application.

INSPECTIONS

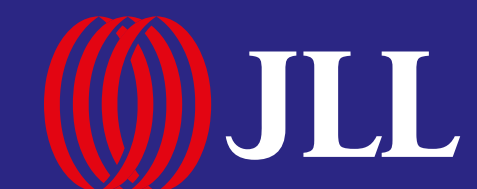
Inspections are by appointment only and can be arranged by contacting a member of the JLL team below.

Oliver Hockley

Oliver.Hockley@jll.com
07704 687 459

Melinda Cross

Melinda.cross@jll.com
07748 267 748



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