# TO LET

## INDUSTRIAL/WAREHOUSE PREMISES

APPROX. 188.4 SQ M (2,028 SQ FT)

sibbett gregory

UNIT 2 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 property comprises a mid terrace industrial/warehouse unit constructed with a steel portal frame and brick/blockwork elevations. The unit has an inset loading bay with a full height loading door under a pitched roof incorporating translucent daylight panels. Internally, the property has a small office at the front together with toilet facilities.

The property benefits from the following specification:

- 5.6 metre eaves height
- Manual loading door approx. 3.1m x 3.8m
- Covered loading bay
- 3 phase electricity supply
- Gas space heater (not tested)
- Two separate WCs
- Storage area above the office
- 5 allocated car parking spaces

## ACCOMMODATION

| Description | Sq M | Sq Ft |
|---|---|---|
| Industrial/Workshop | 161.57 | 1,739 |
| Ground Floor Office & WCs | 26.83 | 289 |
| **TOTAL** | **188.4** | **2,028** |

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## 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 £19,500 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
Unit 2 is currently assessed with Unit 3 for Business Rates and the combined Rateable Value is £34,000, with effect from 1 April 2026. Unit 2 will therefore need to be assessed separately for business rates.

## EPC
The property has a rating of D-85, 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.

**Jayne Sharman**
Telephone: 01202 661177
Email: jayne@sibbettgregory.com

**Sam Morgan**
Telephone: 01202 661177
Email: sam@sibbettgregory.com

sibbett gregory
6 Winchester Place
North Street Poole
BH15 1NX
01202 661177
www.sibbettgregory.com

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.