

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.

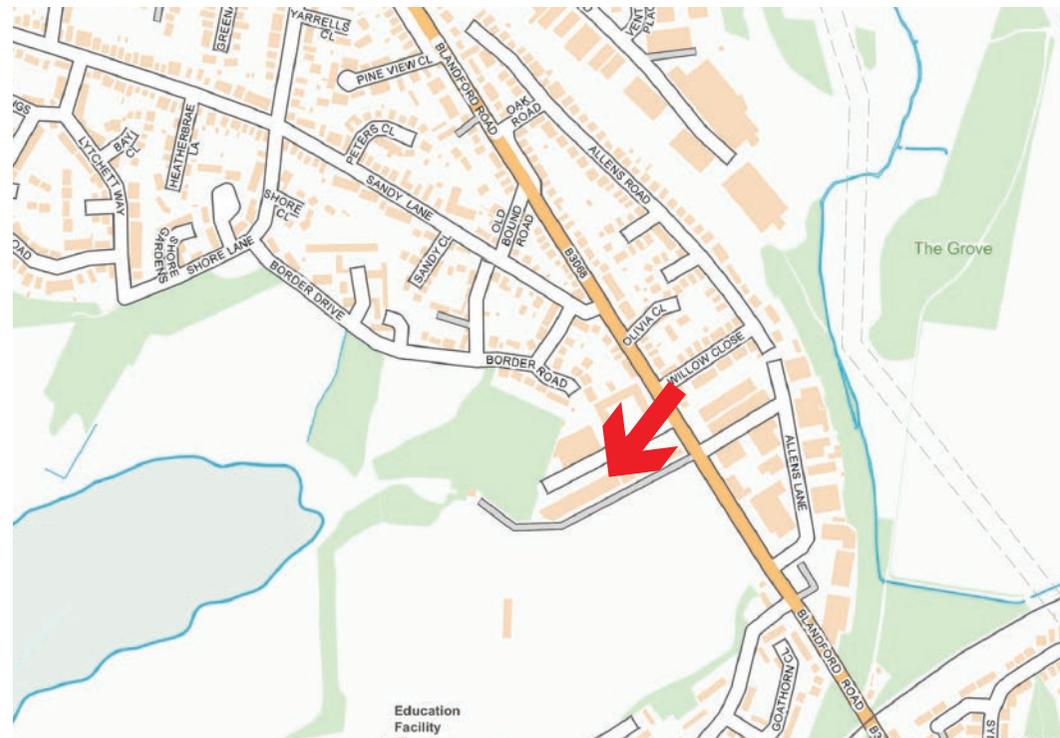
Blandford Road is a busy route which provides access to both the Port of Poole and Poole Town Centre, as well as the A35 Upton by-pass which in turn gives excellent road connectivity to Bournemouth to the east and Dorchester to the west.

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

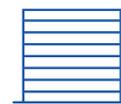


ACCOMMODATION

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



5.6m eaves height



Manual loading doors (3.1m x 3.8m)



Covered loading bay



3 phase electricity



WC facilities



5 car parking spaces

TENURE

The property is currently held under a lease granted from 1st April 2022 and expiring on 31st March 2027 at a passing rent of £19,500 per annum exclusive. The lease can either be assigned or under let or, alternatively, new lease terms can be agreed directly with the Landlord.

ESTATE SERVICE CHARGE

The Estate service charge is applicable at 5% of the annual rental and includes common services provided at the Estate.

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.

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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.