

**TO LET**

**END TERRACE INDUSTRIAL  
WAREHOUSE PREMISES**

**980 SQ FT // 91 SQ M**

**NO MOTOR TRADE PERMITTED**

7

8

**BUSINESS SPACE**

**goadsby**

**UNIT 8, WESTBOURNE BUSINESS CENTRE**  
WHARF DALE ROAD SERVICE ROAD, BOURNEMOUTH, BH4 9AB

## SUMMARY >

- END TERRACE
- 3 ALLOCATED PARKING SPACES
- C. 6.18 M INTERNAL EAVES
- CENTRAL BOURNEMOUTH LOCATION

**RENT: £16,450** PER ANNUM EXCLUSIVE



REF:  
W21945

**UNIT 8, WESTBOURNE BUSINESS CENTRE**  
WHARF DALE ROAD SERVICE ROAD, BOURNEMOUTH, BH4 9AB



## Location

- Wharfdale Service Road is accessed off Queens Road which in turn connects with Poole Road.
- Poole Road connects to the main A338 dual carriageway via the B3066.
- The site is located approximately 1 mile to the west of Bournemouth and approximately ¼ of a mile to the east of Westbourne.
- The A338 connects to the A31 and in turn the M27 & M3 motorway networks.

## Description

- End terrace
- Brick outer, blockwork inner wall construction
- Micro-rib cladding to upper elevations
- Insulated steel clad pitched roof incorporating translucent daylight panels
- Steel portal frame
- Concrete ground floor
- Internal eaves height c. 6.18 m
- Electric sectional up and over loading door measuring c. 3.14m wide x 4.41m high
- LED lighting
- Personnel door
- Unisex/disabled WC
- Tarmacadam forecourt
- 3 phase electricity supply
- Water

## Accommodation

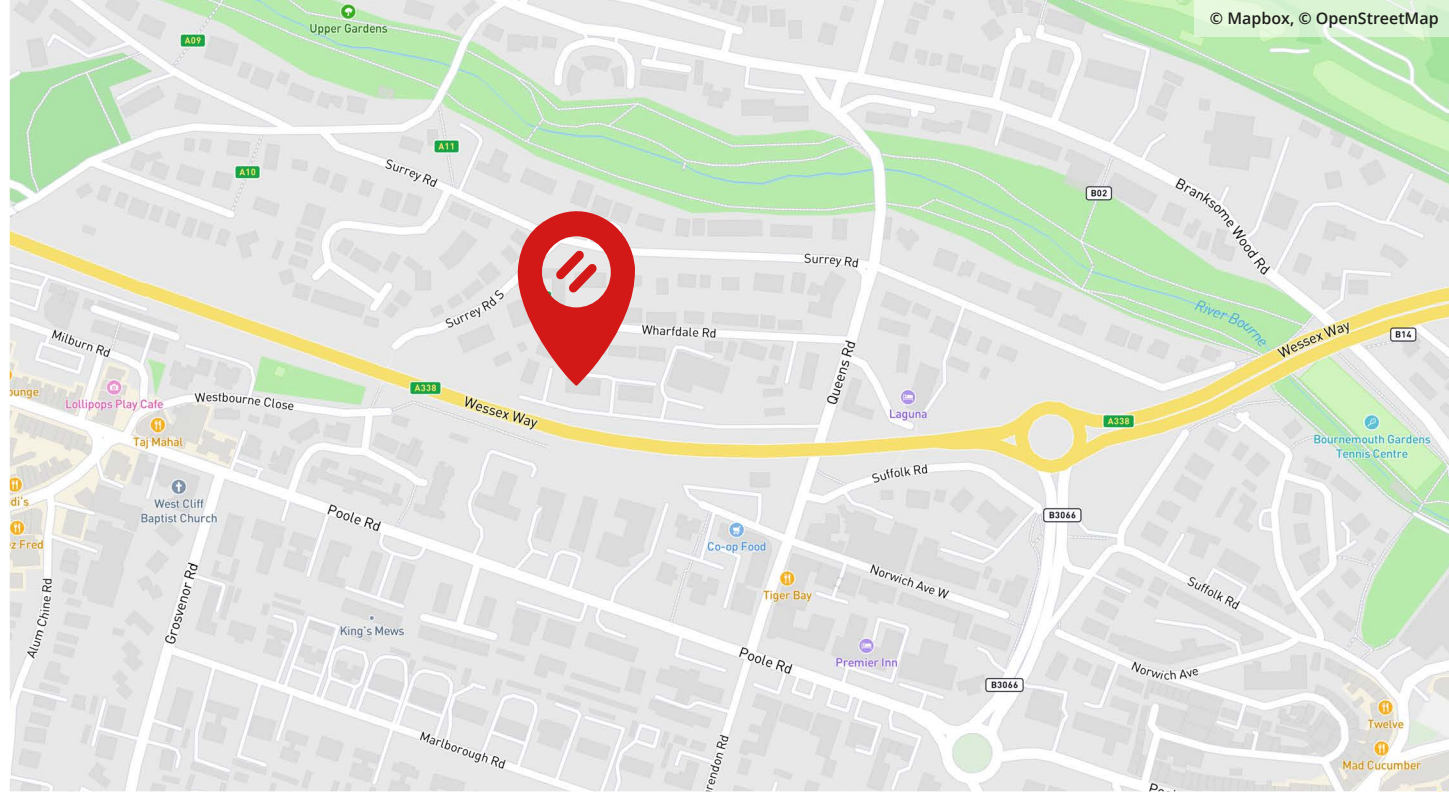
sq m sq ft

**Total gross internal area approx. 91 980**

The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

## Parking

Externally the unit has an allocation of 3 car parking spaces.



## Lease

The premises are available to let by way of a new full repairing and insuring lease incorporating upward only open market rent reviews every 3 years.

## Rent

**£16,450 per annum** exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

## Rateable Value

£12,000 (from 01/04/2023) // £14,500 (from 01/04/2026)

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## Service Charge

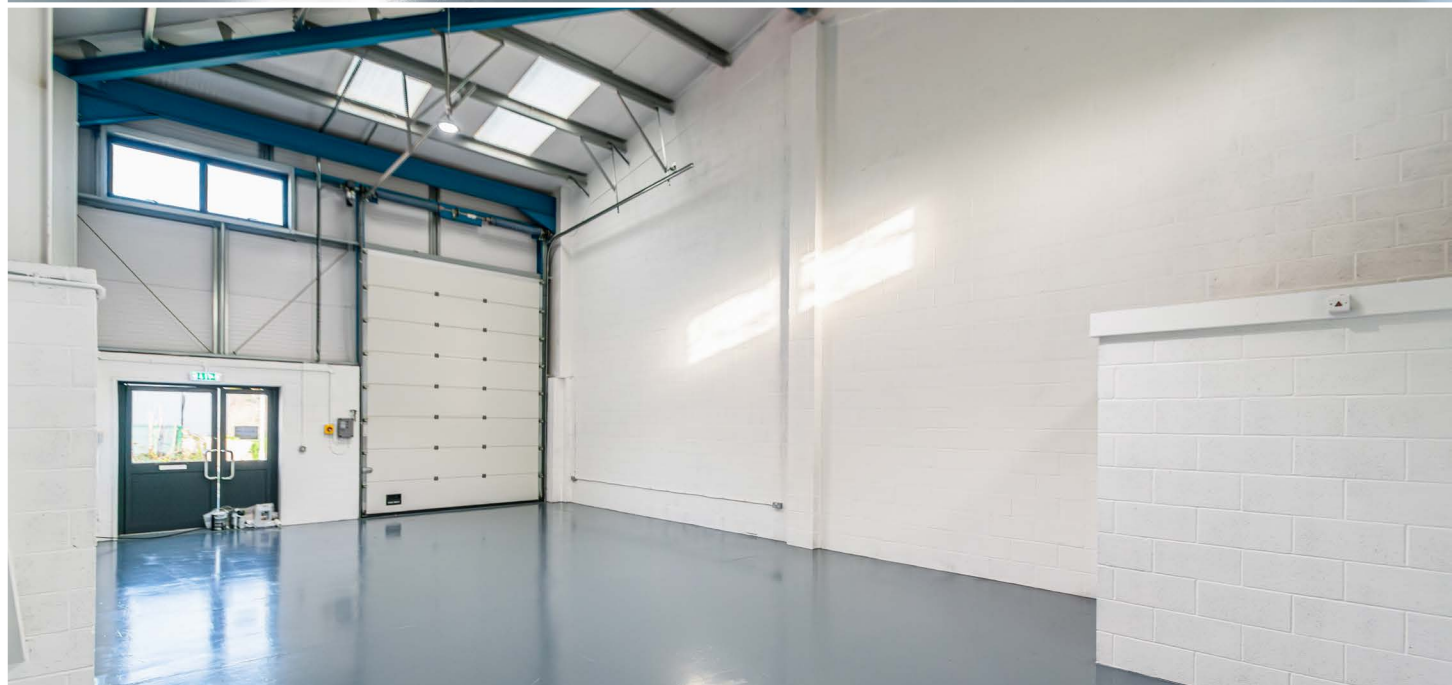
A service charge may be payable, interested parties are advised to make further enquiries.

## 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.

## Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



### Joseph Holderness

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### Joshua Adamson

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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](#).

### IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

### FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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.

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