

TO LET - ONLY £6.99 PER SQ FT
DETACHED INDUSTRIAL PREMISES WITH OFFICES
1,064 SQ M // 11,455 SQ FT



BUSINESS SPACE



1 DALLING ROAD
BRANKSOME, POOLE, DORSET, BH12 1DJ

SUMMARY >

- DETACHED
- C. ½ MILE FROM A35 POOLE ROAD

RENT: £80,000 PER ANNUM EXCL.



REF:
W22033

1 DALLING ROAD
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Location

Dalling Road is located approximately half a mile from the A35 Poole Road and connected via Bourne Valley Road. Poole Road connects directly onto the A338 dual carriageway which links with the A31 and which leads to the M27/M3 motorway networks.

Description

- Detached brick-built premises
- Two bays with pitched steel clad roofs and daylight panels supported upon steel trusses
- Approx. 3m internal eaves height
- Concrete ground floor
- Two roller shutter doors (approx. 2.35m wide x 2.6m high)
- Windows to front, side and rear elevations
- Double personnel door entrance at lower ground floor
- 3-phase electricity, gas and telecom connections

Ground Floor Factory

- 4 warm air heaters
- Kitchenette, WCs and shower
- Low bay and fluorescent lighting

Lower Ground Floor Offices

- Carpet, central heating, lighting
- Reception, kitchenette and WCs

External

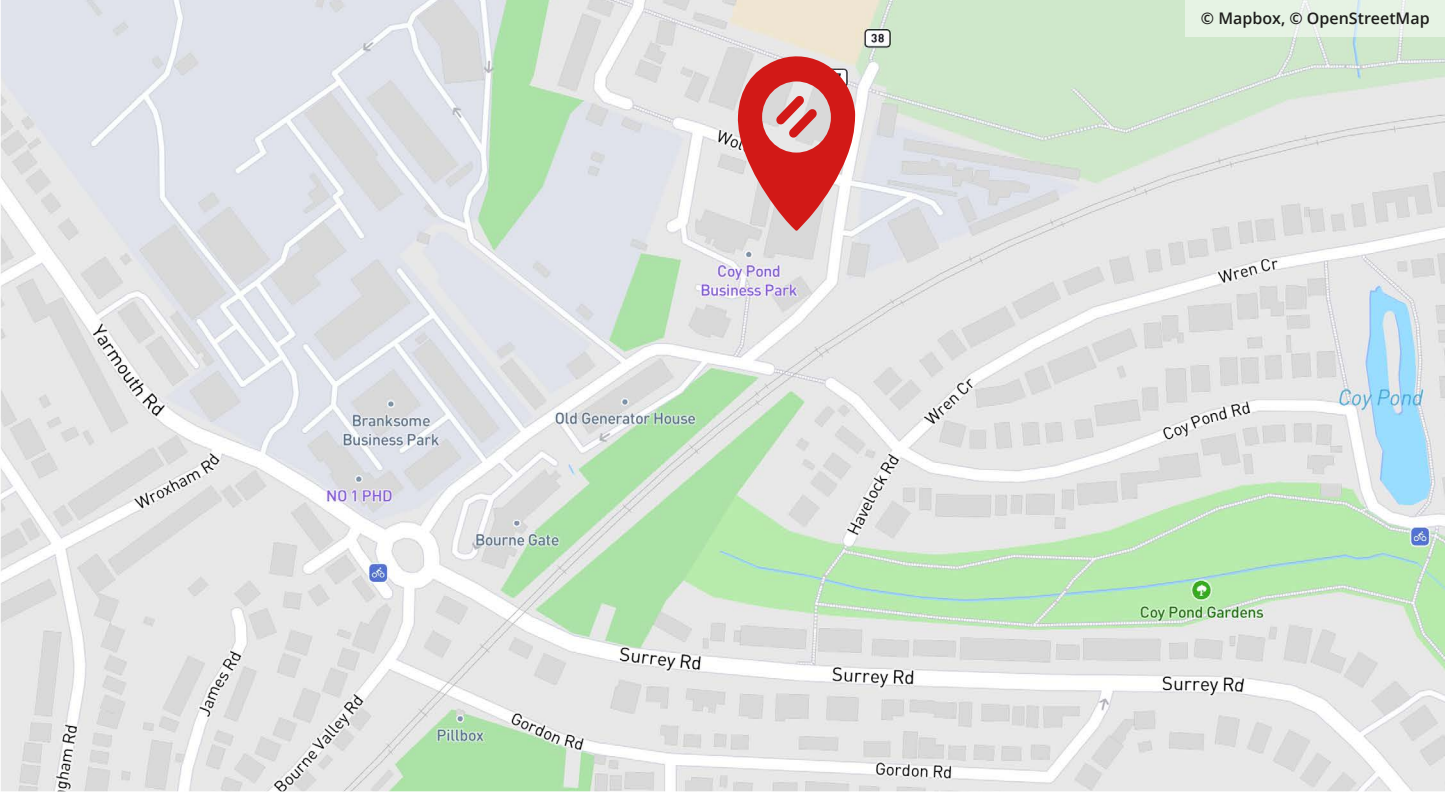
- Large concrete loading apron
- Brick pavior car-park at lower ground level

Accommodation

	sq m	sq ft
Ground floor factory/offices/WCs	905	9,740
lower ground floor offices/WCs	159	1,715

Total gross internal area approx. 1,064 11,455

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



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Lease

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

Rent

£80,000 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Rateable Value

£35,000 (from 1.4.23)

Legal Costs

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

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.

Service Charge

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

Viewing

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



Chris Wilson
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07968 299407



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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](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/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/tenant once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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.

[goadsby.com](https://www.goadsby.com)