



**UNIT 22 BENSON ROAD, NUFFIELD INDUSTRIAL ESTATE,  
POOLE, BH17 0GB**

OFFICE / INDUSTRIAL / WAREHOUSE TO LET / FOR SALE  
4,070 SQ FT (378.12 SQ M)





# Summary

## For Sale / To Let - Two storey business premises

Available Size	4,070 sq ft
Rent	£32,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Price	£450,000
EPC Rating	C (52)

- Two storey business premises
- Freehold
- Fitted office accommodation
- Car parking



Photo taken in 2019

# Location



**Unit 22 Benson Road Nuffield Industrial Estate, Poole, BH17 0GB**

Benson Road forms part of Nuffield Industrial Estate, the most established industrial area of Poole. It is accessed from Nuffield Road which is the main road through the industrial estate and provides direct access to the A3049 Dorset Way which provides wider road communications throughout the area.

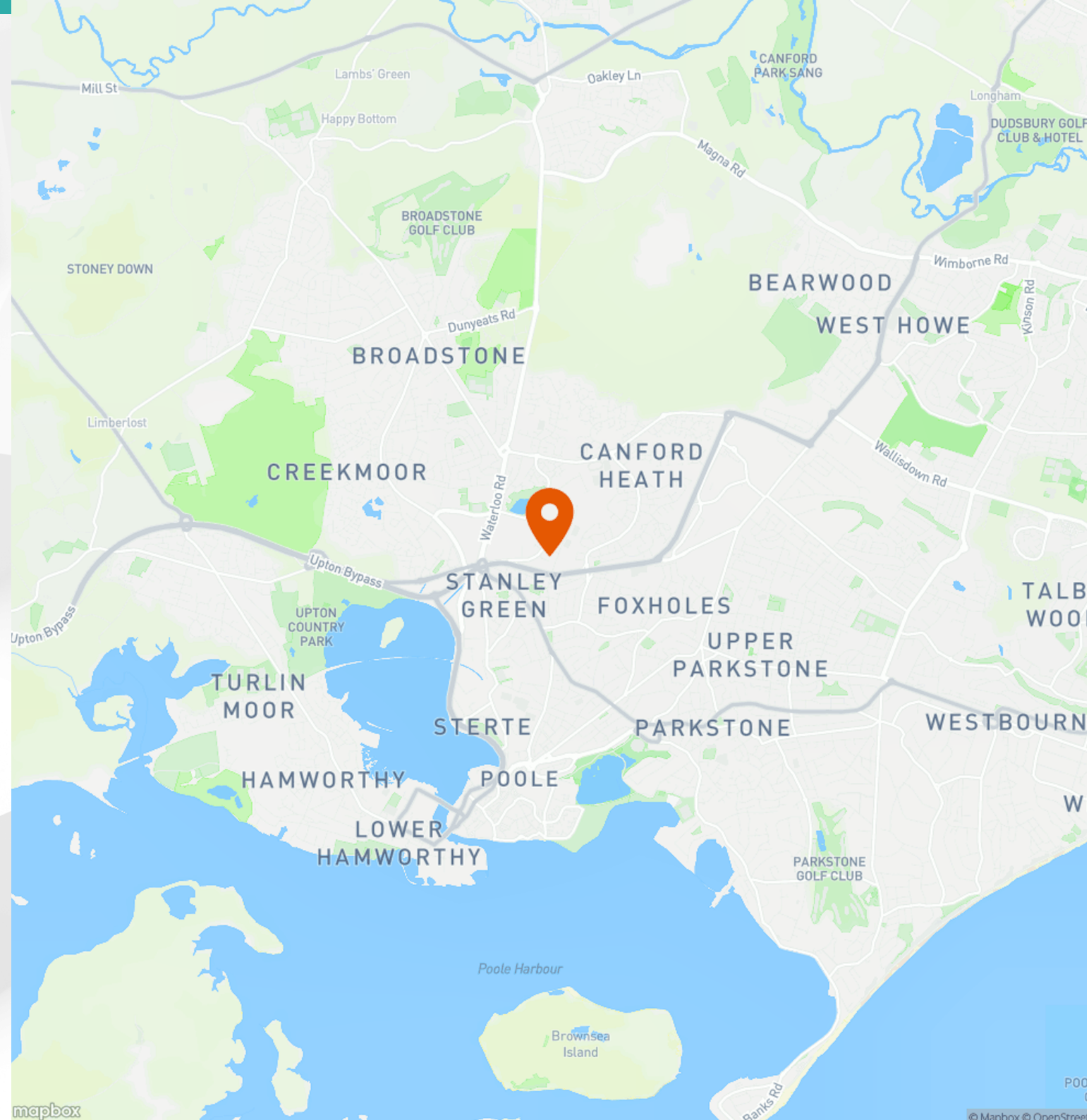






Photo taken in 2019



# Further Details

## Description

This mid-terrace premises is arranged as a two-storey business premises with fully fitted offices at first floor and part storage and part offices on the ground floor. The premises is of blockwork inner, brick work outer construction with steel cladding to the upper elevations and the pitched roof. There are windows at ground and first floor levels in the front elevation. A roller shutter door provides loading access to the storage area, measuring approx. 3m W x 2.1m H. The offices benefit from suspended ceiling, lighting, carpets, air conditioning, and electric heating. The first floor offices are arranged as predominantly open plan with a board room and 3 separate offices. There are kitchenette and W.C facilities. 3 phase electricity and gas are available. Externally, there is a tarmacadam forecourt providing loading access and car parking for approx. 10 cars when double parked.

## Legal Costs

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

## VAT

Our client has advised us that the property is not currently elected for VAT and therefore it is not applicable to the purchase price.

## Rateable Value

£35,750 (from 1.04.23). Draft valuation from 01.04.26 - £39,750.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	2,035	189.06	Available
1st - Office	2,035	189.06	Available
<b>Total</b>	<b>4,070</b>	<b>378.12</b>	

## Tenure

Available by way of a new full repairing and insuring lease for a negotiable term incorporating upwards only, open market rent reviews or available to purchase freehold with vacant possession.

## AML

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

## Service Charge

An estate service charge may be payable in respect of the upkeep, management and maintenance of the common parts of the estate. Interested parties are urged to make further enquiries.



