



Unit 3 Nuffield Trade Centre, Nuffield Road, Poole BH17 0UF

TO LET

**END OF TERRACE TRADE COUNTER
UNIT**

**5,020 Sq Ft
(466 Sq M)**

Unit 3 Nuffield Trade Centre, Nuffield Road, Poole BH17 0UF

DESCRIPTION

Nuffield Trade Centre is a modern trade counter estate constructed in 2006 comprising 7 units arranged in two terraces. The premises are completed to a modern specification and are of steel portal frame construction with composite cladding.

The estate is well established and includes a mix of occupiers such as Age UK, Hayley Group Plc, Bathroom Elegance and Alltrade Aerial & Satellite Ltd. Big Yellow Storage is opposite and B&Q, Tesco Superstore, Magnet, Wren Kitchens are within close proximity.

- ✓ Electric up and over door
- ✓ 3 phase electricity and gas point
- ✓ 6m min. eaves height
- ✓ WCs and shower facilities
- ✓ Allocated and visitor parking



LOCATION

Nuffield Trade Centre is well located on a prominent site at the entrance to the Nuffield Industrial Estate just off the Dorset Way A3049 dual carriageway. The A31 is within 4 miles to the East giving access to the M27 and M3 motorway links. Bournemouth International Airport is approximately 10 miles to the north-east.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor Workshop	5,020	466
Total	5,020	466

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

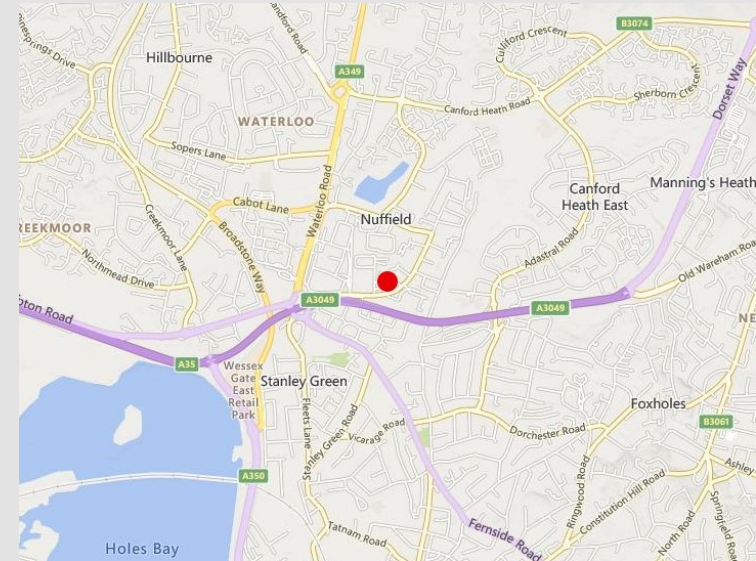
BUSINESS RATES

Rateable Value: £38,250 (1 April 2017) - £45,000 (Draft assessment from 1 April 2023)

TERMS/RENT

The property is available to let on a new FPI lease for a term to be agreed incorporating periodic upward only open market rent reviews. Rent is £57,700 pa exclusive.

EPC The Energy Performance Asset Rating is C59.



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Regulated by RICS 05-Jan-2023

VIEWING & FURTHER INFORMATION

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