

FOR SALE

INDUSTRIAL UNIT WITH PARKING
UNIT 10D, DAWKINS ROAD, POOLE, BH15 4JP

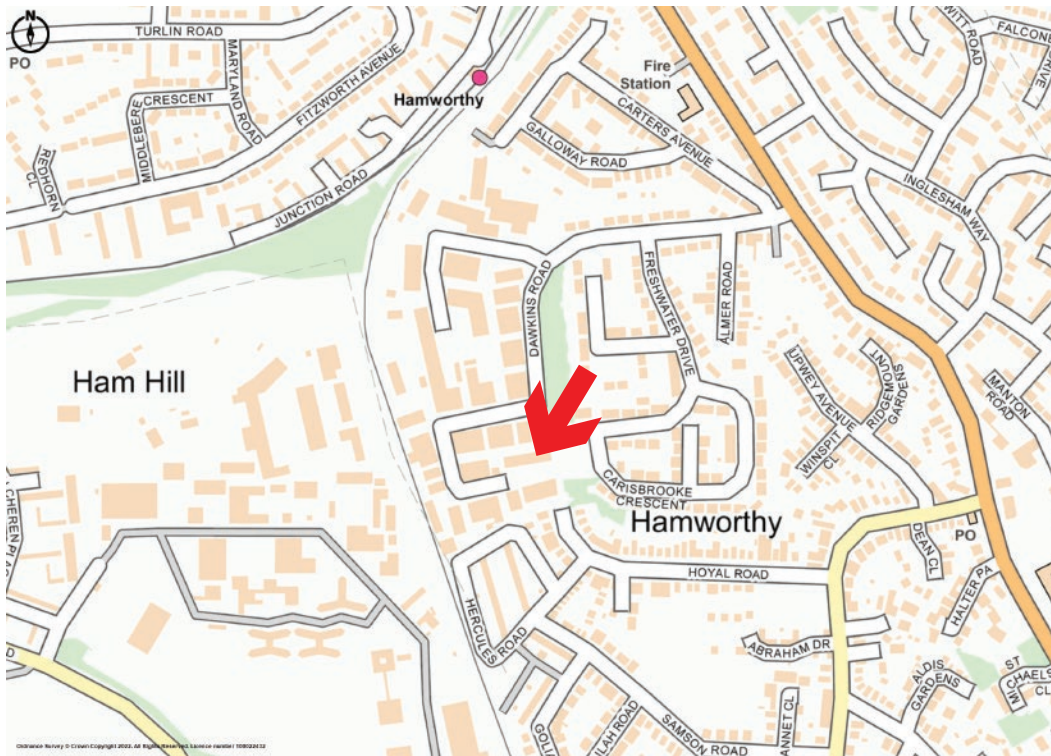


sibbett
gregory



- 1,155 sq ft GIA
- 4 parking spaces
- Minimum eaves approx. 3.9m
- Potential for business rates exemption*
- Freehold interest

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LOCATION

Dawkins Road is an established commercial trading estate in Hamworthy, Poole, situated directly off the A350 Blandford Road. This arterial route provides convenient access to the Port of Poole, Poole Town Centre (approximately 2 miles) and connects to the A35, with onward links to the M27 and destinations to the west.

DESCRIPTION

The property forms part of a terrace of five industrial units, of steel frame construction with brick cavity walls beneath a corrugated mono-pitch roof incorporating roof lights.

The unit provides industrial accommodation accessed via a sectional loading door and separate personnel entrance, with ground and first floor offices at the front of the building.

The property benefits from UPVC windows, modern roller shutter door, wc facilities, kitchen, three phase electricity & fluorescent strip lighting. Externally the unit provides a loading forecourt and 4 demised parking spaces.

ACCOMMODATION

We have measured the property with the following approximate gross internal floor areas:

Description	sq m	sq ft
Ground Floor	92.72	998
First Floor	15.59	157
Total	107.30	1,155

TENURE

Freehold with vacant possession on completion.

PRICE

£150,000

We are advised that VAT is not applicable on the sale price.



BUSINESS RATES

Rateable Value: £9,200

* Qualifying businesses who only occupy one commercial property may be able to claim 100% small business rates relief. Interested parties are therefore encouraged to contact the Local Rating Authority directly.

AML

A successful bidder will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

EPC

An EPC has been commissioned and will be provided shortly.

VIEWING

Viewing by appointment with the agents Sibbett Gregory.

Alastair Knott

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Sam Morgan

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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.