

TO LET FULLY REFURBISHED INDUSTRIAL PREMISES WITH REAR YARD

Unit H10, Dawkins Road | Hamworthy | Poole | Dorset | BH15 4JY



**sibbett
gregory**

SUMMARY

- Recently comprehensively refurbished to a modern specification, incorporating a new roof and external cladding.
- Large rear yard.
- Approx. 1,105 sq m (11,898 sq ft).
- High eaves approx. 7.5m.
- 6 new roller shutter doors.





LOCATION

The property is located on the established Dawkins Road Industrial Estate, just off the main A350 Blandford Road which links Poole Town Centre (approx. 2 miles distant), and the A35 with subsequent access to both the M27 and the west.

The unit also has good access to the Port of Poole which provides regular passenger and freight services to the continent and Channel Islands.

DESCRIPTION

The property comprises a detached industrial / warehouse property which has recently been comprehensively refurbished. The specification includes the following:

- Steel portal frame with external facing brick and composite cladding.
- Steel clad, composite insulated roof sheets over dual pitch roof, incorporating polycarbonate roof lights.
- LED lighting
- 4 x electrically powered roller shutter doors (5.4m wide by 5.2m high) plus 2 smaller roller shutters at the rear.
- Male & female WC & shower
- 3 phase electricity supply
- Concrete loading aprons & parking
- Large rear yard with dual access.
- 7.5m approximate internal eaves height.
- Ancillary offices & kitchenette.

The premises extends to approximately **1,105 sq m (11,898 sq ft)** and benefits from a large yard accessible at either end of the site or through the warehouse. The yard has an approximate area of 0.16 ha (0.26 acres).

TENURE

The property is available by way of a new Full Repairing and Insuring Lease for a term to be agreed.



RENT

£105,000 per annum.

Rent is exclusive of business rates, insurance and VAT.

BUSINESS RATES

The property has a rateable value of £59,500. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

PLANNING

We understand the property is suitable for uses falling within Classes E(g), B2 or B8 of the Town & County Planning (Use Classes) Order 1987.

EPC

The existing Energy Rating is B-50. A copy of the EPC is available on request.†.

VIEWING

Viewing by appointment with the sole agents Sibbett Gregory.

Alastair Knott

Telephone: 01202 661177

Email: alastair@sibbettgregory.com

Joe Lee

Telephone: 01202 661177

Email: joe@sibbettgregory.com



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.

