

FOR SALE

FREEHOLD INDUSTRIAL WAREHOUSE

APPROX. 176.05 SQ M (1,895 SQ FT)



**sibbett
gregory**



UNIT 1 SLADER BUSINESS PARK, WITNEY ROAD, NUFFIELD INDUSTRIAL ESTATE, POOLE, BH17 0GP

- Total gross area 1,895 sq ft (176.05 sq m)
- £325,000 exclusive of VAT
- 3 phase electricity
- Mezzanine floor
- 3 parking spaces plus forecourt



The interior photos of the property do not show the current use and are for indicative purposes only.



LOCATION

The property is situated at the entrance to Slader Business Park which is located on Witney Road which forms part of the Nuffield Industrial Estate in Poole. Nuffield Industrial Estate is located approx. 2 miles from Poole town centre and 6 miles from Bournemouth.

DESCRIPTION

The property occupies a prominent corner position at the entrance to the Park and comprises a modern, end of terrace industrial unit.

The property is constructed with a steel frame with brick and clad elevations under a pitched insulated roof incorporating daylight panels. There are also windows installed at high level to provide additional light.

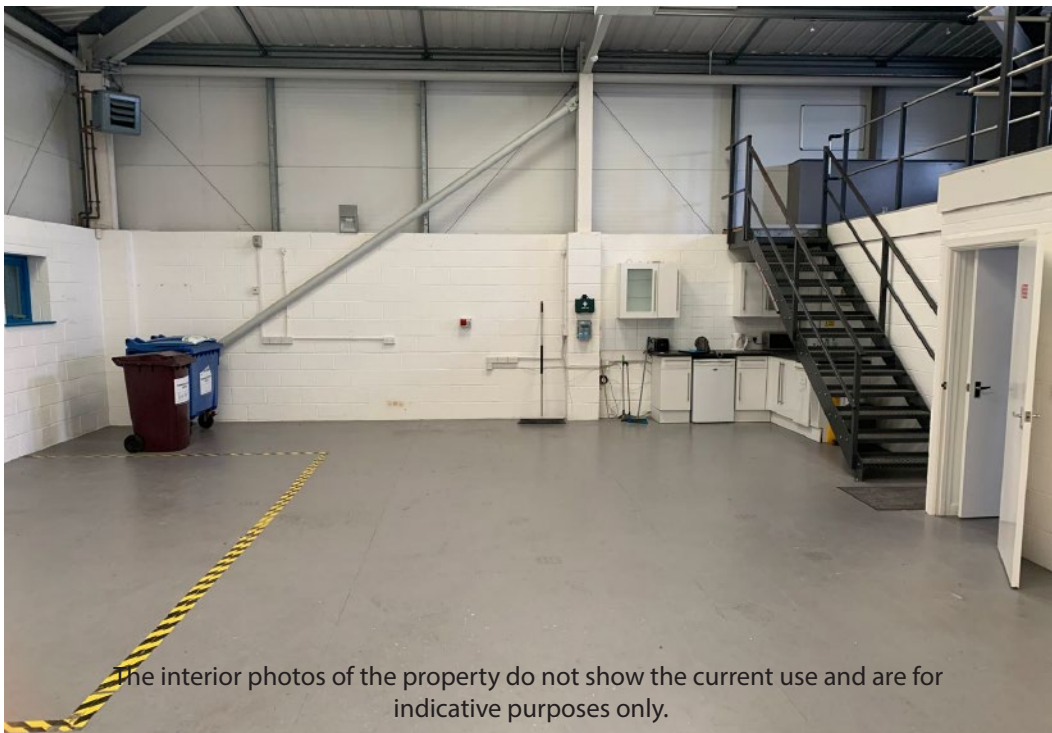
The property is arranged to provide a reception office, kitchenette, single WC, main workshop area and a mezzanine floor providing storage. The unit has a manual loading door and a separate personnel entrance.

The property benefits from the following specification:

- 3 phase electricity supply
- Gas fired warm air heating system in warehouse
- Radiators in the reception area and office
- LED lighting
- Water supply in the warehouse
- Security shutters on ground floor windows

The accommodation is summarised as follows:

Description	sq m	sq ft
Ground Floor	147.53	1,588
Mezzanine	28.52	307
Total	176.05	1,895



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TENURE

Freehold with vacant possession on completion.

PRICE

£325,000 exclusive of VAT.

BUSINESS RATES

The Valuation Office Agency states that the property has a rateable value of £21,750 with effect from 1 April 2026. Transitional relief may apply. The rates payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

AML

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

EPC

The property has a rating of C-68. A copy of the full EPC report is available upon request.

VIEWING

Viewing by appointment with the agents Sibbett Gregory.

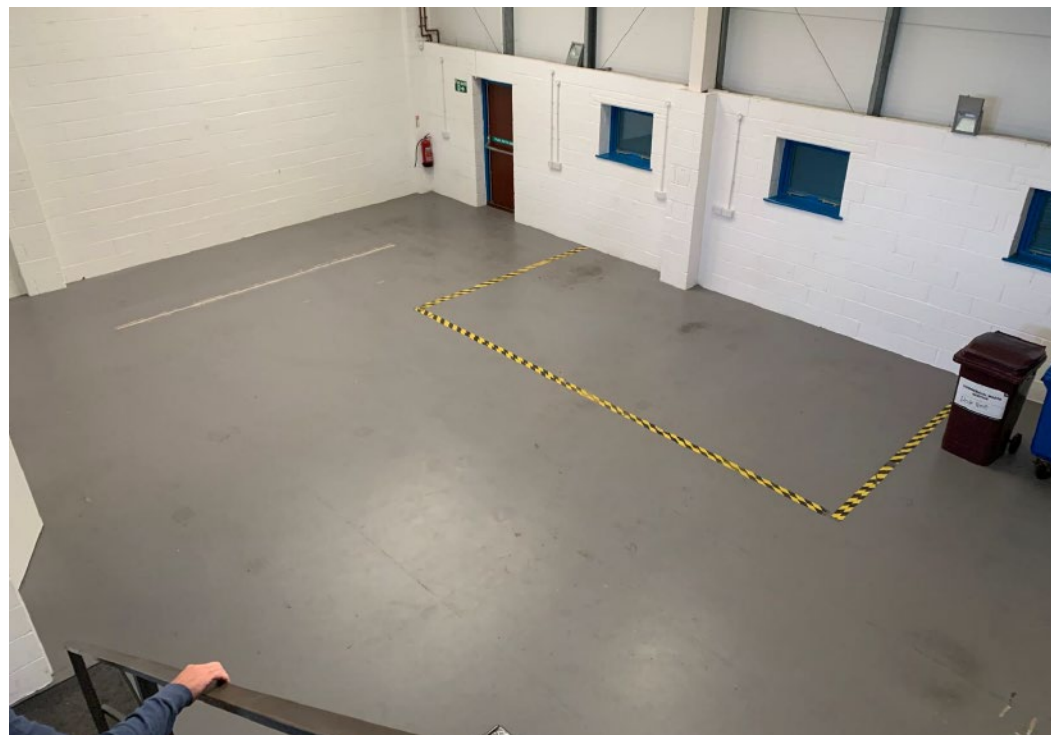
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NOTE - The interior photos of the property do not show the current use and are for indicative purposes only.



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.