

TO LET SUBSTANTIAL WAREHOUSE PREMISES WITH LARGE YARD

6 LEYLAND ROAD | WALLISDOWN ROAD | POOLE | DORSET | BH12 5HB



- Total GIA 1,271.8 sq m (13,689 sq ft)
- Secure yard approx. 0.276 acres
- Rent £96,000 per annum exclusive
- First floor offices



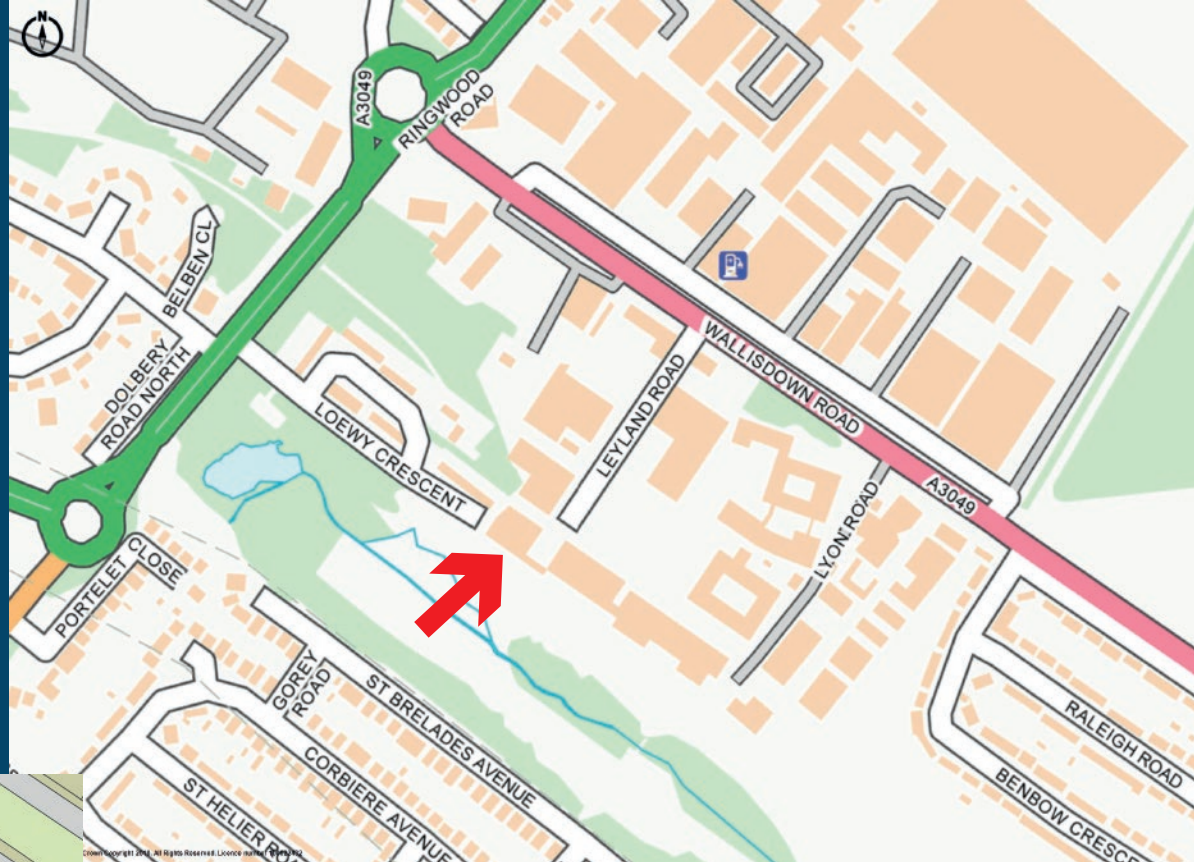
**sibbett
gregory**

LOCATION

The property is located on Leyland Road which connects directly to Wallisdown Road (A3049), within approx 0.3 mile from its junction with Ringwood Road at the Mountbatten roundabout.

Wallisdown Road (A3049) is a principal route linking Poole and Bournemouth town centres and therefore the property benefits from excellent access across the conurbation. Wallisdown Road joins the A348 Ringwood Road which in turn leads on to the A31 to Ringwood and Southampton.

Poole town centre is approx. 6 miles distant and Bournemouth town centre approx. 5 miles distant.



ACCOMMODATION

The property provides the following approximate gross internal areas:

Description	Sq ft	Sq m
Ground	10,468	972.51
First Floor Office	1,933	179.58
Extension (storage/workshop)	1,288	119.66
TOTAL	13,689	1,271.75



DESCRIPTION

The property is constructed by means of a steel frame with elevations of brick/cladding under a dual pitch roof incorporating roof lights. The property has been extended to provide additional storage/workshop by means of clad building with access to the main warehouse through a roller shutter door.

The main warehouse space has been divided to create a Goods In area, substantial production space with a suspended ceiling and full height storage. There is a large staff break area and toilets on the ground floor and offices, toilets and kitchen on the first floor.

The property has the following specification:-

- New concertina loading doors 7.25m wide by 5.15 high
- Suspended ceiling with LED light panels in the main production area
- Heating/cooling in the main production area
- Painted concrete floor
- Eaves height 5.8 metres
- Secure concrete yard with palisade fencing

The property is surrounded by a secure yard of approx. 0.276 acres.

TENURE

The property is available by way of an assignment of an existing FRI lease which expires on 31 October 2026 at a passing rent of £96,000 per annum exclusive.

Alternatively the property is available by way of a new FRI lease.



RENT

The passing rent is £96,000 per annum exclusive of business rates, insurance and VAT.

EPC

The property is rated as D (78).

BUSINESS RATES

The property has two assessments for Business Rates as follows:-

Warehouse and premises – RV: £74,000

Offices and premises – RV: £10,250

VIEWING

Viewing by appointment with the agents Sibbett Gregory.

Jayne Sharman

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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