



WESSEX TRADE CENTRE
492 RINGWOOD ROAD • POOLE • BH12 3PF

TO
LET



REFURBISHED INDUSTRIAL-TRADE COUNTER UNITS 2,628 – 4,313 SQ.FT





ACCOMMODATION

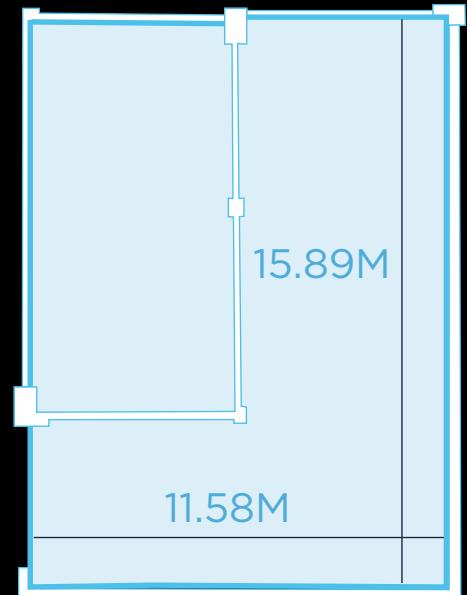
UNIT 14

GROSS INTERNAL AREAS	SQ FT	SQ M
Ground Floor	1,981	184.0
First Floor	647	60.1
Total	2,628	244.1

DESCRIPTION

Unit 14 is of steel portal construction, with both a warehouse loading door and customer entrance. The elevations are brick and block profile metal cladding under a pitched roof. Internally the unit has a concrete floor, 3 phase electrics and a loading door.

FLOORPLAN





ACCOMMODATION

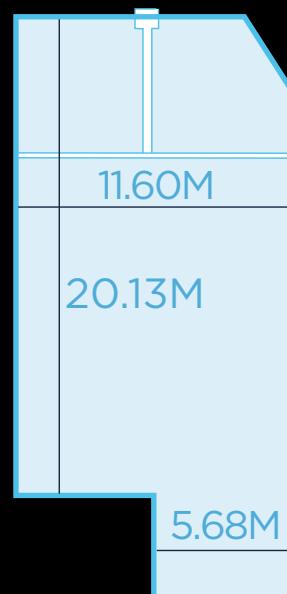
UNIT 33

GROSS INTERNAL AREAS	SQ FT	SQ M
Ground Floor	2,736	254.2
First Floor	688	63.9
Total	3,424	318.1

DESCRIPTION

Unit 33 is of steel portal construction, with both a warehouse loading door and customer entrance. The elevations are brick and block profile metal cladding under a pitched roof. Internally the unit has a concrete floor, 3 phase electrics and a loading door.

FLOORPLAN





ACCOMMODATION

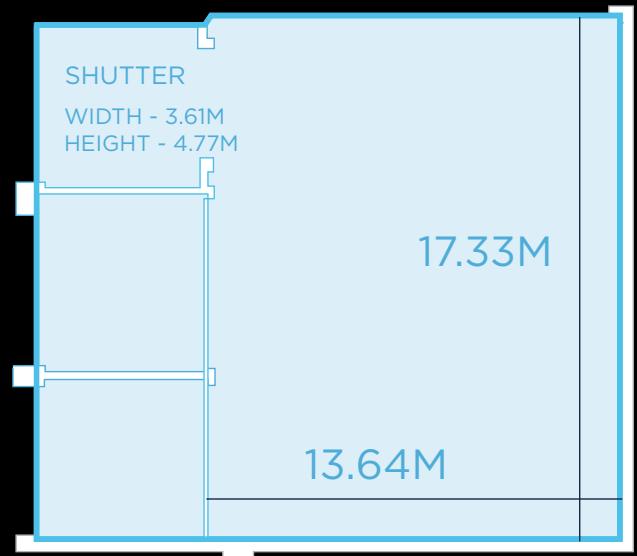
UNIT 57

GROSS INTERNAL AREAS	SQ FT	SQ M
Ground Floor	3,603	335
First Floor	710	66
Total	4,313	401

DESCRIPTION

Unit 57 is of steel portal construction, with both a warehouse loading door and customer entrance. The elevations are brick and block profile metal cladding under a pitched roof. Internally the unit has a concrete floor, 3 phase electrics and a loading door.

FLOORPLAN

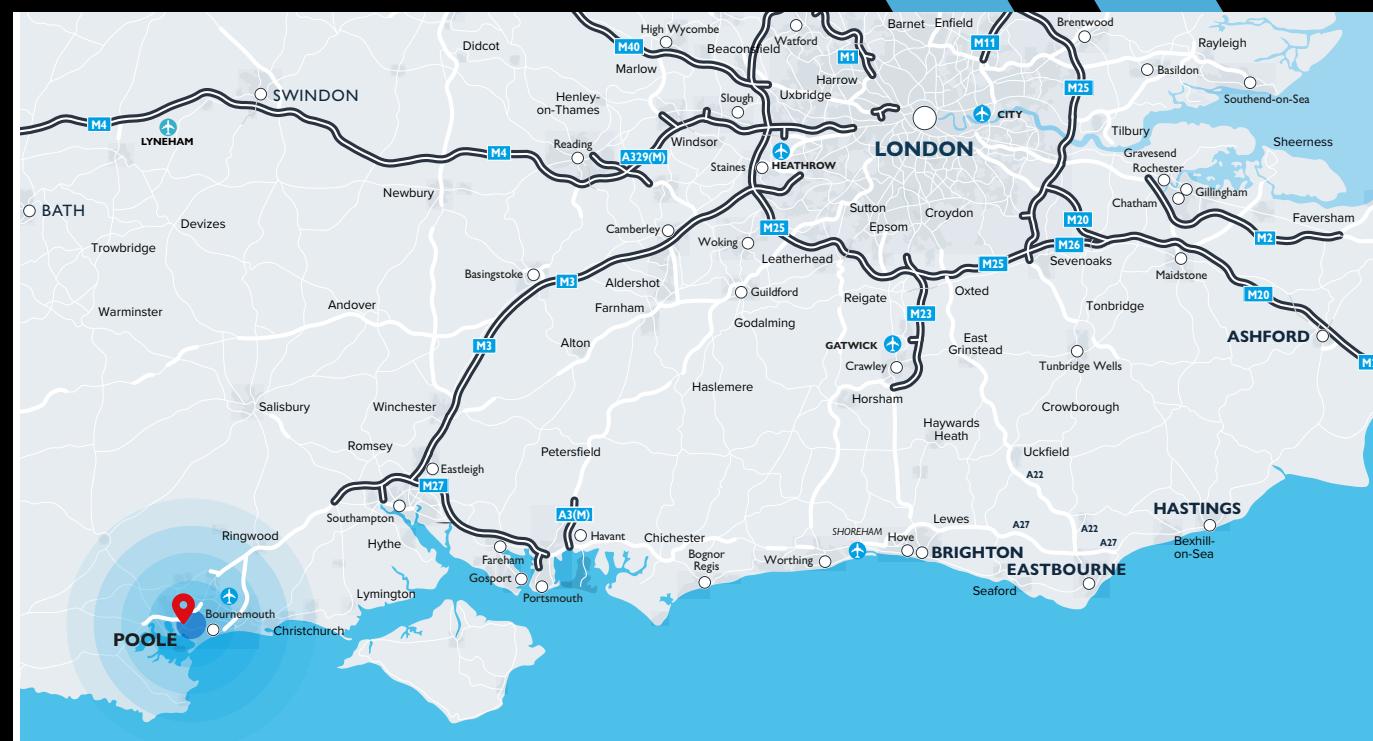
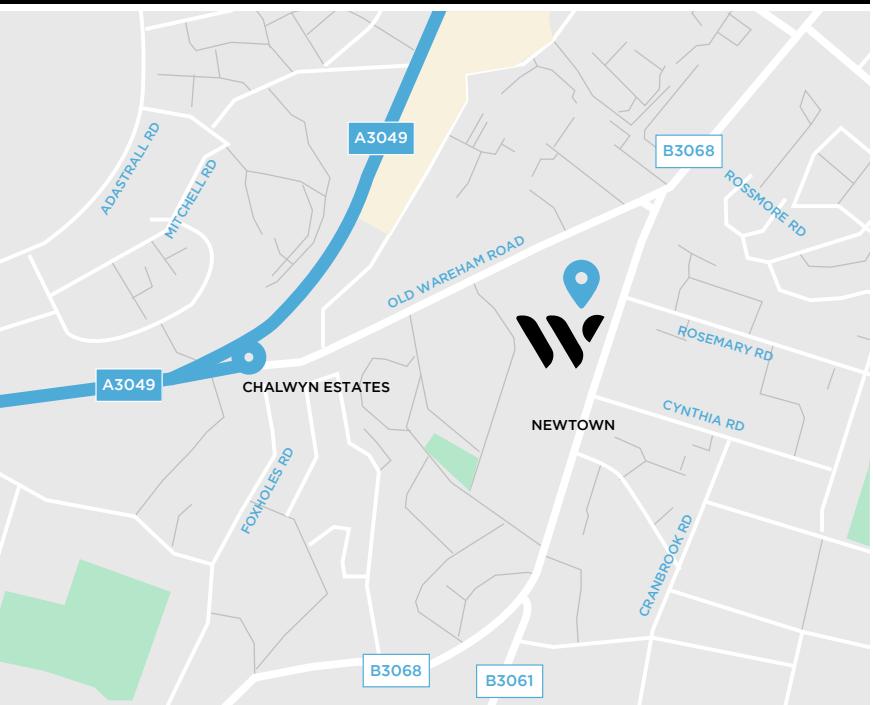


NATIONAL OCCUPIERS ON THE ESTATE INCLUDE YESSS ELECTRICAL, EDMUNDSON ELECTRICAL, CROWN DECORATING CENTRE, SALLY SALON SERVICES, GSF CAR PARTS



LOCATION

Wessex Trade Centre is accessed via two vehicular points, directly off the B3068/Ringwood Road to the east and B3061/Old Wareham Road to the west. The central location gives good access within and beyond the Poole/Bournemouth conurbation. Ringwood Road links with the A31 and onto the motorway network. Old Wareham Road provides direct links with A3049 dual carriageway.





VAT

All prices, premiums and rents are quoted exclusive of VAT.

LEGAL COSTS

Each party is responsible for their own legal costs.

CONTACT

For further information or to arrange a viewing please contact the agents:

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TERMS

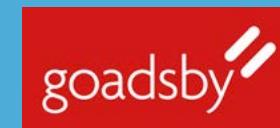
Rent on application

EPC

Unit 14 - D (86)

Unit 33 - E (110)

Unit 57 - E (118)



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