

# FOR SALE

## DETACHED INDUSTRIAL PREMISES

531 SQ M // 5,726 SQ FT

PLUS OUTBUILDING 94 SQ M // 1,010 SQ FT



BUSINESS SPACE

goadsby

**15 DAWKINS ROAD INDUSTRIAL ESTATE**  
POOLE, DORSET, BH15 4JY



## SUMMARY >

- DETACHED INDUSTRIAL PREMISES
- OUTBUILDING CONSTRUCTED IN 2023
- C.1 MILE FROM HAMWORTHY TRAIN STATION
- C.2 MILES FROM A35
- ALLOCATED PARKING

PRICE: £575,000



REF:  
W331467

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## Location

- Dawkins Road is accessed from the B3068 Blandford Road, c. 2 miles to the south of the main A35 dual carriageway
- The B0368 connects with the A350 which connects with Blandford to the north
- Poole town centre is C. 5 miles to the south-east
- Hamworthy train station is C.1 mile away

## Description

### Factory

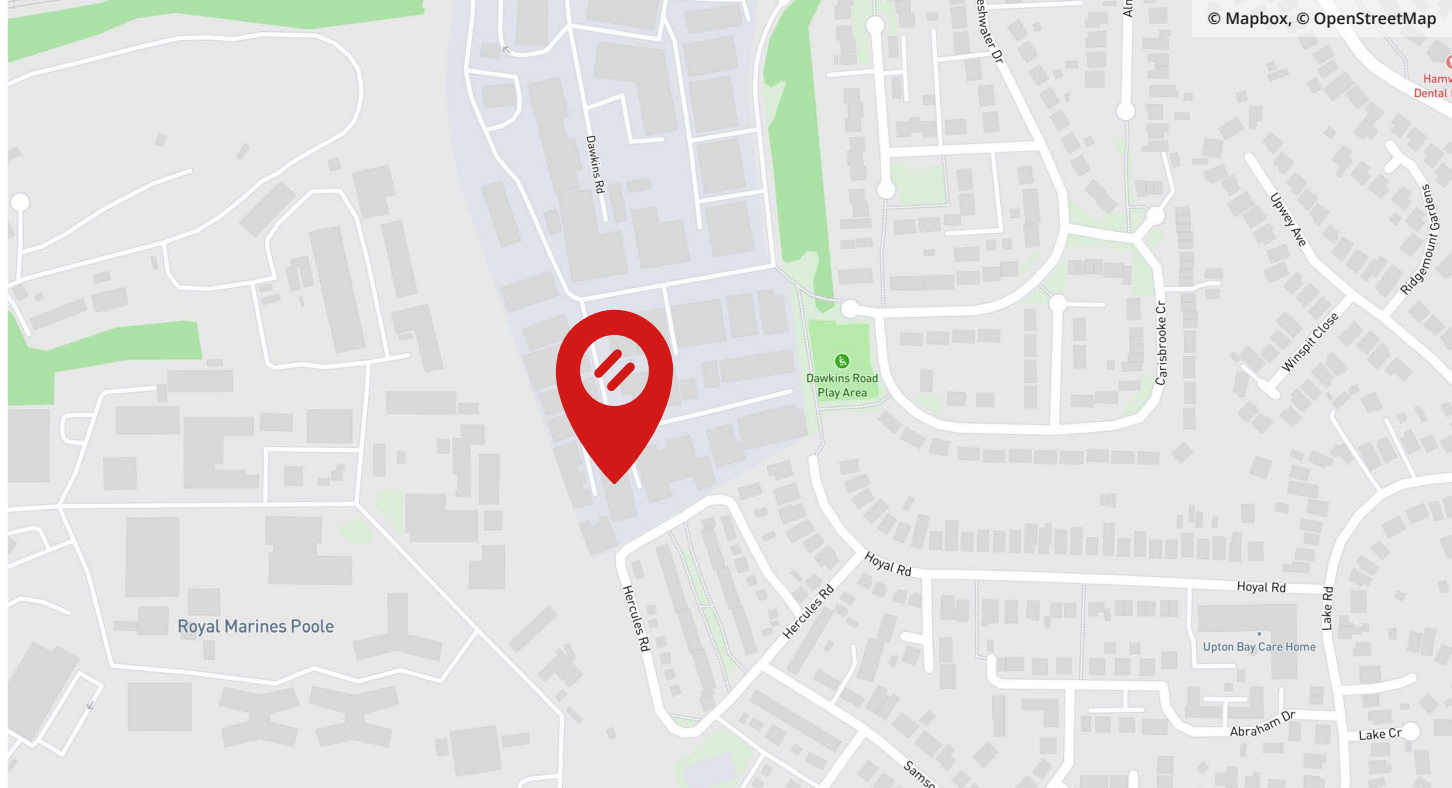
- Brick construction
- Pitched roof incorporating translucent daylight panels
- Steel portal frame
- Internal eaves height C. 3.4m
- LED strip lighting
- Concrete floor
- Loading door 1 C. 2.9m height x 3m width
- Loading door 2 C. 2.4m height x 2.6m width
- 3 phase electricity
- Water

### Ground & First Floor Offices

- Carpets
- Lighting
- Storage heaters
- Air conditioning
- Male & female toilets
- Kitchenette

### Outbuilding

- Insulated skin steel profiled cladding to all elevations & roof
- Translucent daylight panels
- LED lighting
- Steel portal frame
- Internal eaves height C. 3.5m
- Loading door C. 2.5m height x 2.5m width
- Concrete floor
- Single phase electricity





## Accommodation

	sq m	sq ft
Warehouse	409	4,398
Offices	123	1,328
Outbuilding	94	1,010

**Total gross internal area approx. 626 6,736**

The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

## Parking

Externally there is an allocation for C. 8 car parking spaces.

## Price

£575,000

## Tenure

Freehold with vacant possession.

## Rateable Value

£32,250 (from 1.4.2023)

## EPC Rating

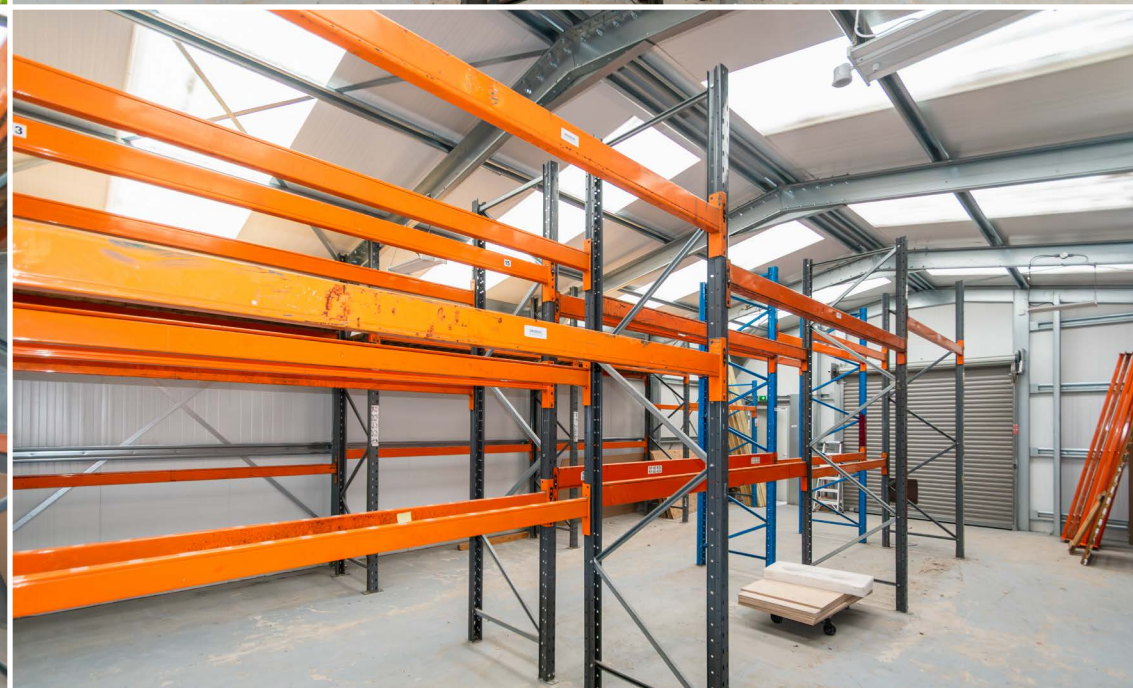
TBC

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.







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## VAT

The client has confirmed the premises is not elected for VAT.

## Viewing

Strictly by prior appointment through the sole agents Goadsby, through whom all negotiations must be conducted.



### Joseph Holderness

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### Joshua Adamson

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## Important

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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