

Industrial

UNIT 5B WEST | ROUNDWAYS INDUSTRIAL ESTATE

Elliott Road, Bournemouth, BH11 8JJ



UNIT 5B WEST | 4,061 SQ FT

Industrial Unit with office accommodation coming soon

Unit 5B West at Roundways Industrial Estate offers 4,061 sq ft of industrial space with office accommodation, soon to be refurbished. The unit is well-suited for a variety of business needs, including light industrial, warehouse, and storage purposes. It features 3-phase power, LED lighting, WC facilities, and ample car parking. The estate is well-maintained, providing a secure and professional environment for businesses. Located just 500 meters from the A348 Ringwood Road, the estate provides excellent road access to the A35 and wider main road networks. Bournemouth Airport is 7 miles away, and the city center is just 5 miles from the estate, ensuring great connectivity for staff and logistics.



Lease Type

New

✔ Unit Summary

- 3 Phase Power Office
- Accommodation Well
- Maintained Estate
- LED Lighting
- WC Facilities
- Car Parking

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£48,700.00	£11.99
Rates	£18,088.75	£4.45
Maintenance Charge	£4,300.00	£1.06
Insurance	£812.20	£0.20
Total Cost	£71,900.95	£17.71

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

➔ For more info please visit: unit.info/UIP0300170

+44(0) 808 169 7554

Industrial

UNIT 5B WEST | ROUNDWAYS INDUSTRIAL ESTATE

Elliott Road, Bournemouth, BH11 8JJ



Location

The estate is approximately 500 metres from the A348 Ringwood Road which provides road communications to the A35 and wider main road networks.



Road
A348: <1 mile



Airport
Bournemouth Airport: 7 miles



Rail
Bournemouth: 3 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (56)



enquiries@indurent.com

+44(0) 808 169 7554

www.indurent.com

Follow us



Key Contact



Lauren Willingham

Customer Engagement Manager



+44(0) 808 169 7554



Lauren Udall MRICS

Director – Business Space

T: +44 7799 623239

E: lauren.udall@realest.uk.com



For more info please visit: unit.info/UIPO300170

+44(0) 808 169 7554