

**TO LET**

**MODERN INDUSTRIAL/  
WAREHOUSE PREMISES**

**1,115 SQ FT // 105 SQ M**



**BUSINESS SPACE**

**goadsby**

**UNIT 19 WEST HOWE INDUSTRIAL ESTATE**  
ELLIOTT ROAD, BOURNEMOUTH, DORSET, BH11 8JS

## SUMMARY >

- UNIT SITUATED ON ESTABLISHED WEST HOWE INDUSTRIAL ESTATE
- ACCESSED VIA A348 RINGWOOD ROAD

RENT: £17,000 PER ANNUM EXCL.



REF:  
W82781

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## Location

The premises form part of the established West Howe Industrial Estate located with access onto the main A348 Ringwood Road. The A348 provides road communications throughout Poole, Bournemouth, northwards towards Ferndown and the A31/M27 and westward towards Dorchester via the A35.

## Description

These mid terrace premises are of brick outer, blockwork inner wall construction with steel cladding to upper elevations with a mono pitched roof supported upon a steel portal frame. The ground floor is concrete, the internal eaves height is approximately 4.2m and loading is by way of a roller shutter door measuring approximately 3 metres wide x 3.7 metres high.

There is a personnel door, a unisex WC, teapoint and LED lighting. 3 phase electricity and gas is available.

Externally there is a concrete forecourt providing parking.

## Accommodation

sq m sq ft

**Total gross internal area approx. 105 1,115**

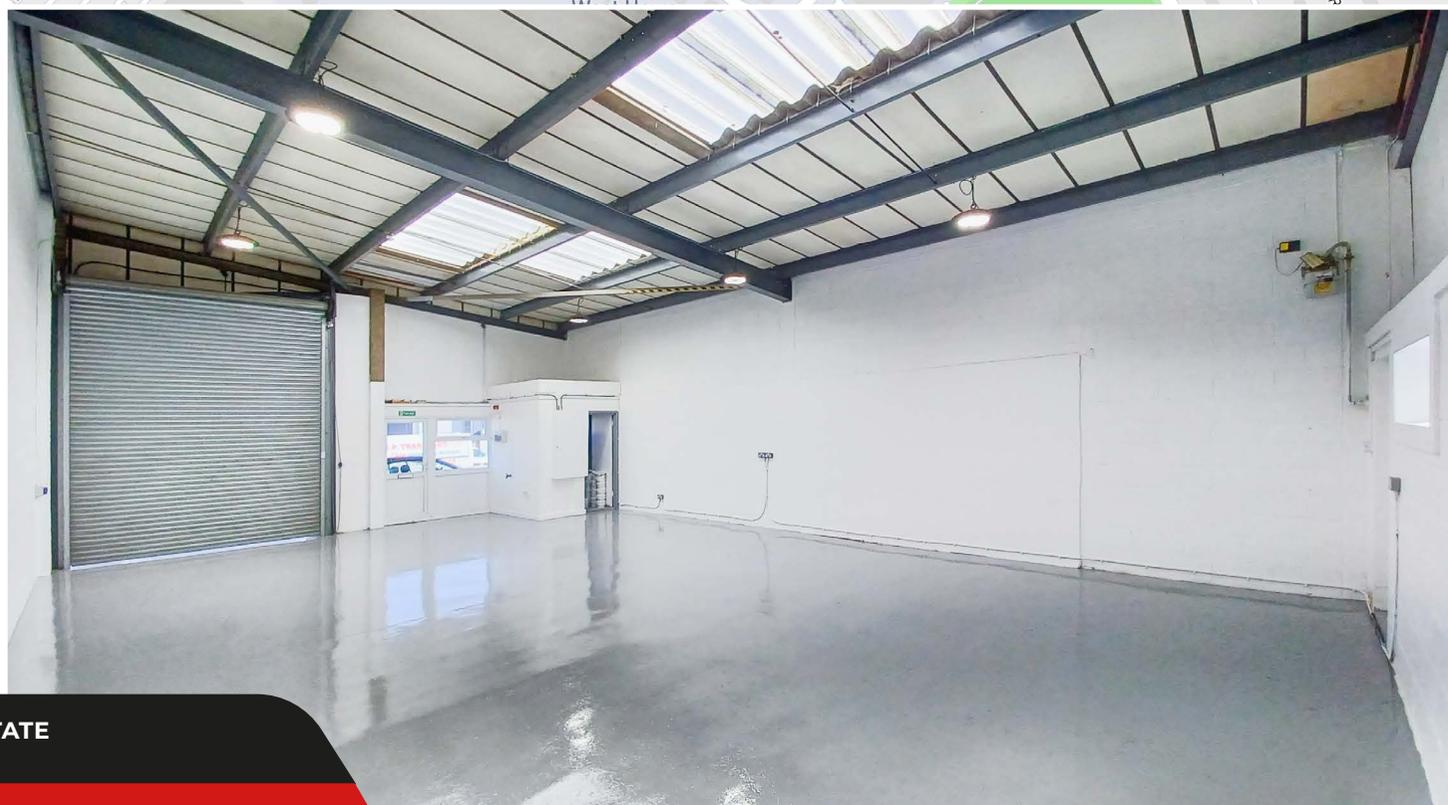
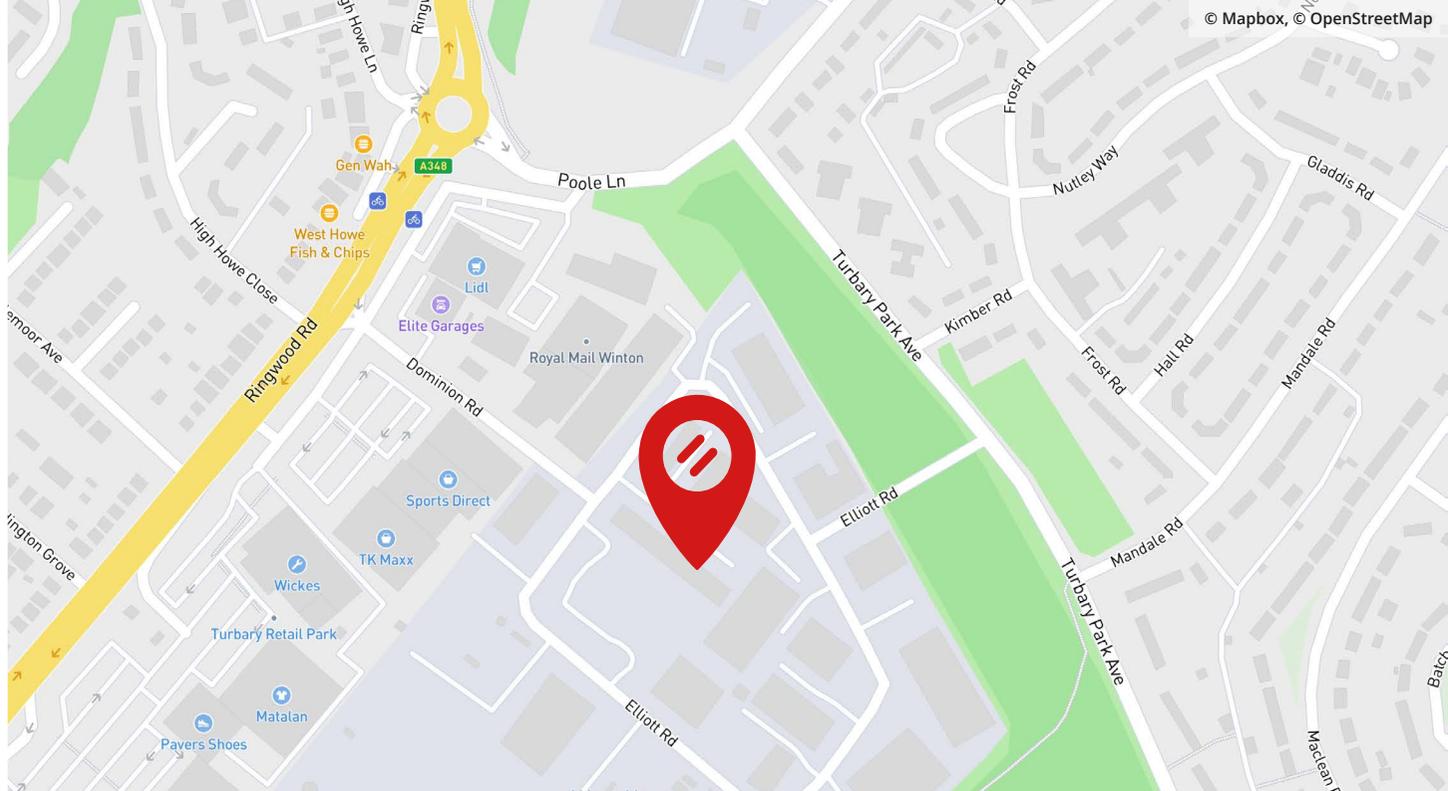
The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

## Lease

The premises are available to let by way of a new full repairing and insuring leases for a minimum term of 3 years, incorporating upward only open market rent reviews.

## Rent

**£17,000 per annum** exclusive of VAT, business rates, service charge, insurance, utilities and all other outgoings payable quarterly in advance by standing order.



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## Rateable Value

£9,200 (from 1.4.23) // £15,750 (from 1.4.26)

\*100% small business rates relief is currently available on properties with a rateable value of £12,000 or less (subject to conditions).

## Legal Costs

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

## VAT

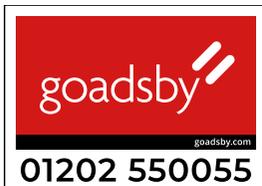
Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Service Charge

Estate premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

## Viewing

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



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## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or 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 or tenant once terms have been agreed.

### FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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.

[goadsby.com](https://www.goadsby.com)