

An aerial photograph of an industrial site located in a residential area near a harbor. The site is outlined in green and contains a large paved area with several boats parked, a white building, and a fenced-in area. The surrounding area consists of brick residential buildings and a harbor with various boats and industrial structures.

TO LET

**SUPERB 4,255 SQ FT
INDUSTRIAL/WAREHOUSE/
RETAIL/OFFICE PREMISES**

WITH SUBSTANTIAL GATED AND FENCE YARD

SITE AREA 0.504 ACRES

**14-17 WEST QUAY ROAD
POOLE, DORSET, BH15 1JD**



SUMMARY

- MAIN ROAD PROMINENCE
- LARGE FENCED AND GATED YARD
- SITE AREA 0.504 ACRES

RENT

£90,000

PER ANNUM EXCLUSIVE

VIEW DRONE FLYTHROUGH

LOCATION

- Access from West Quay Road and Bay Hog Lane
- West Quay Road connects with the A350 Holes Bay Road
- The A350 leads to the A35 to the west and the A31 to the east via the A3049/A348
- Prominent site with frontage to West Quay Road, Bay Hog Lane and West Street

APPROXIMATE DISTANCES

Bournemouth	7 miles
Poole	2 miles



DESCRIPTION

- The site comprises 3 industrial/warehouse units and 2 storey offices
- Electricity
- Gas

INDUSTRIAL/WAREHOUSE

UNIT A

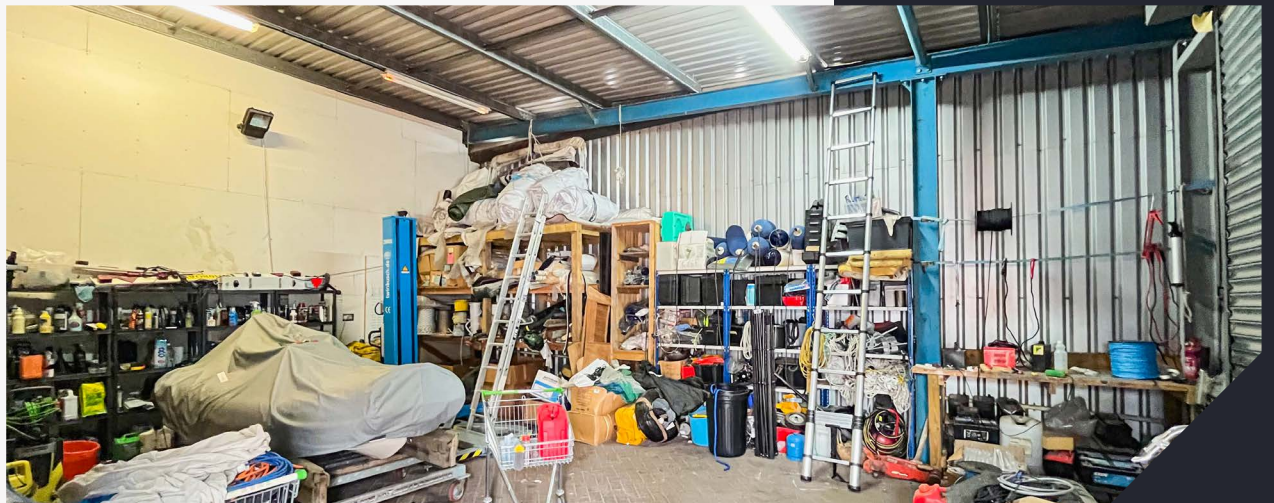
- Brick/profiled steel cladding
- Insulated pitched steel clad roof incorporating daylight panels
- Internal eaves height 4.1m
- 2 electric roller shutter doors
- Steel portal frame
- Concrete ground floor
- Alarm
- Timber decked mezzanine on steel frame with steel staircase
- Fluorescent strip lighting

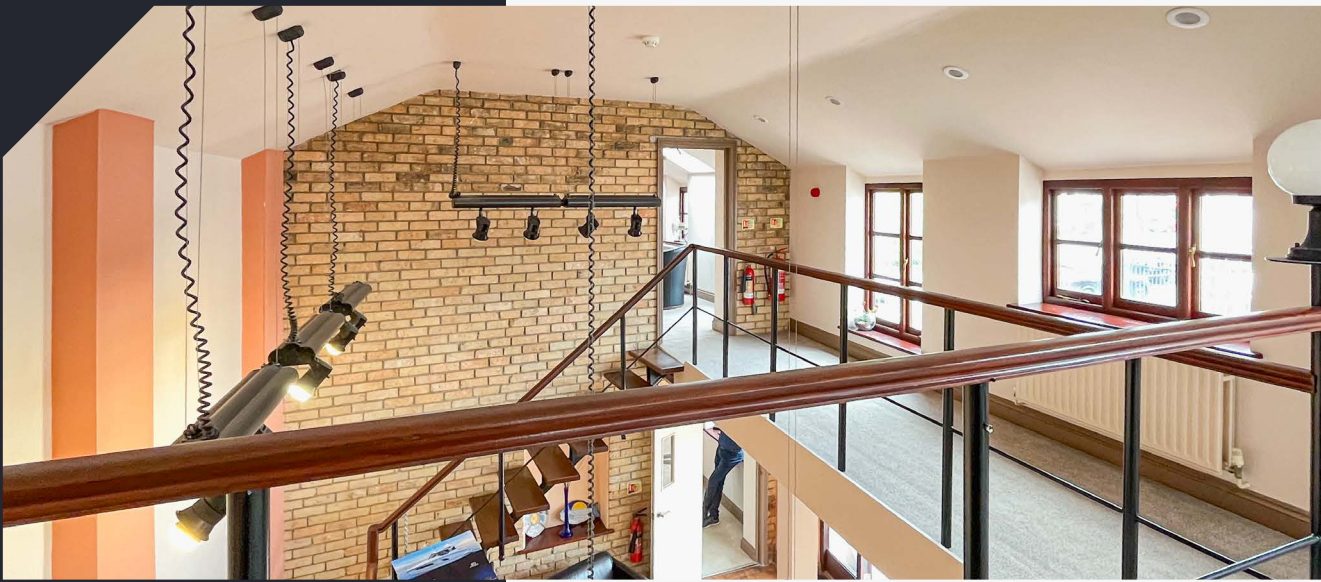
UNIT B

- Single skin steel clad mono pitched roof
- Internal eaves height 4m
- Brick paviour ground floor
- Roller shutter door
- Brick/profiled steel cladding
- Fluorescent strip lighting

UNIT C

- Open sided
- Brick/profiled steel cladding
- Fluorescent strip lighting
- Doors onto Bay Hog Lane





OFFICES

- Brick construction with rendered elevations
- Pitched tiled roof with Velux windows

GROUND FLOOR OFFICES

- Tiled floor
- Central heating
- Double glazed timber windows
- Kitchen
- WC
- Alarm

FIRST FLOOR OFFICES

- Carpeted
- Double glazed timber windows

EXTERNAL

- Fenced with lockable security gates
- Brick paviour/tarmacadam yard
- Electric charging points
- Lighting

ACCOMMODATION

INDUSTRIAL/WAREHOUSE	sq m	sq ft
Unit A	142	1,523
Unit B	57	616
Unit C	47	504
Total	246	2,643

OFFICES

Ground Floor	85	918
First Floor	64	694
Total	149	1,612

The above approximate gross internal areas have been measured in accordance with the 6th Edition of the RICS Code of Measuring Practice.

SITE AREA

The gross site area is approximately **0.504 acres**.

LEASE

The premises are to let by way of a new full repairing and insuring lease incorporating upward only, open market rent reviews every 5 years.

RENT

£90,000 per annum exclusive of business rates, VAT and insurance premium.

RATEABLE

£34,500 (from 1.4.26)

EPC RATINGS

Workshops D - 79
Offices C - 55

LEGAL

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

USE

The site has most recently been used for boat sales. However, a variety of uses could be considered, subject to planning.





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

VIEWINGS

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.