



**UNIT 20 BENSON ROAD, NUFFIELD INDUSTRIAL ESTATE,
POOLE, BH17 0GB**

INDUSTRIAL / WAREHOUSE TO LET / FOR SALE
2,754 SQ FT (255.85 SQ M)



Summary

For Sale / To Let - End terrace industrial/warehouse unit with fitted offices

Available Size	2,754 sq ft
Rent	£29,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Price	£425,000
EPC Rating	C (60)

- End terrace business unit
- Freehold
- Fitted office accomodation
- Internal eveas height approx. 5m
- Car parking



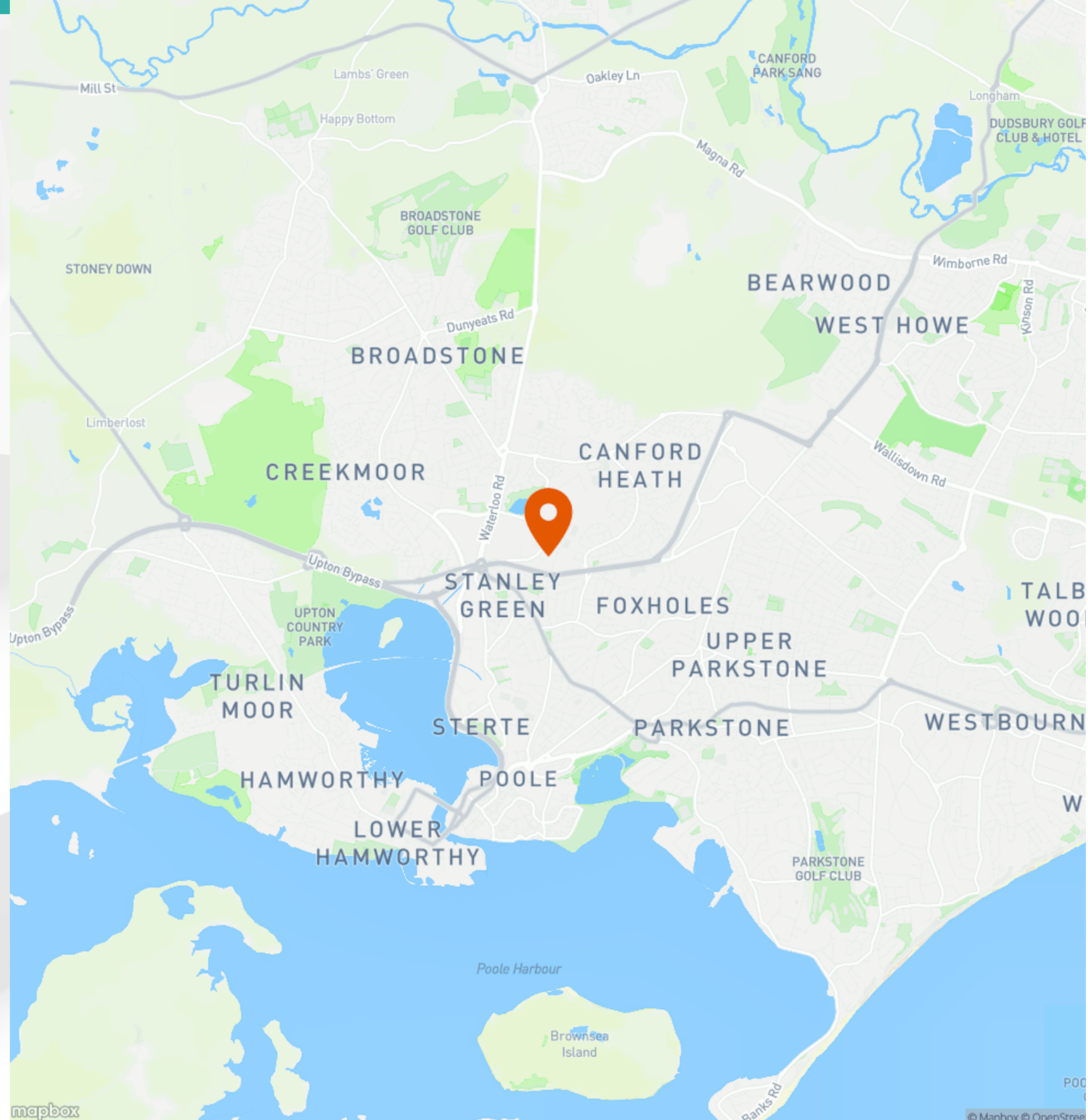
Photo taken in 2019

Location



Unit 20 Benson Road Nuffield Industrial Estate, Poole, BH17 0GB

Benson Road forms part of Nuffield Industrial Estate, the most established industrial area of Poole. It is accessed from Nuffield Road which is the main road through the industrial estate and provides direct access to the A3049 Dorset Way which provides wider road communications throughout the area.





Further Details

Description

This end of terrace industrial premises is of blockwork inner, brick work outer construction with steel cladding to the upper elevations and the pitched roof. There are windows at ground and first floor levels in the front and side elevations. Internally, there is a ground and first floor office which benefits from carpets, lighting, suspended ceiling and gas central heating. The warehouse has a concrete floor and an approx. 5m internal eaves height. Loading is by way of the roller shutter door which measures approx.3m W x 3.6m H. There are kitchenette and W.C facilities. 3 phase electricity is available. Externally, there is a tarmacadam forecourt providing car parking for approx. 8 cars when double parked in addition to the loading apron.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	2,110	196.03	Available
1st - Office	644	59.83	Available
Total	2,754	255.86	

Tenure

Available to rent by way of a new full repairing and insuring lease for a negotiable term incorporating upwards only, open market rent reviews or available to purchase freehold with vacant possession.

Legal Costs

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

VAT

Our client has advised us that the property is not currently elected for VAT and therefore it is not applicable to the purchase price.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Viewings

Strictly by appointment through the sole agents.

Service Charge

An estate service charge may be payable in respect of the upkeep, management and maintenance of the common parts of the estate. Interested parties are urged to make further enquiries.

Rateable Value

£25,250 ((from 1.04.23). Draft valuation from 01.04.26 - £39,750.



Photo taken in 2019

Enquiries & Viewings



Bryony Thompson

bthompson@vailwilliams.com

07741 145 629

01202 558 262



**Vail
Williams**

[View on our website](#)