

TO LET

DETACHED INDUSTRIAL PREMISES WITH SECURE YARD

281 SQ M // 3,029 SQ FT

SITE AREA: 0.35 ACRES



BUSINESS SPACE

goadsby

UNIT 9 DIDCOT ROAD

NUFFIELD INDUSTRIAL ESTATE, POOLE, DORSET BH17 0GD

SUMMARY >

- DETACHED
- 3 PHASE ELECTRICITY

RENT: £29,500 PER ANNUM EXCL.



Secure Yard



3.4m
Internal Eaves
Height



D - 92
EPC Rating



Excellent
Transport Links

REF:
W388494

UNIT 9 DIDCOT ROAD
NUFFIELD INDUSTRIAL ESTATE, POOLE, DORSET BH17 0GD

Location

Didcot Road is accessed from Nuffield Road, the main spine road through one of Poole's largest industrial estates. The estate connects onto the A35 which links Poole and Bournemouth and ultimately leads to the A31 which connects to the southern motorway networks of the M27/M3.

Poole town centre is approximately 2 miles distant which offers both railway and port facilities, whilst Bournemouth town centre, Ferndown and Christchurch are approximately 5 miles, 5 miles and 8 miles distant respectively.

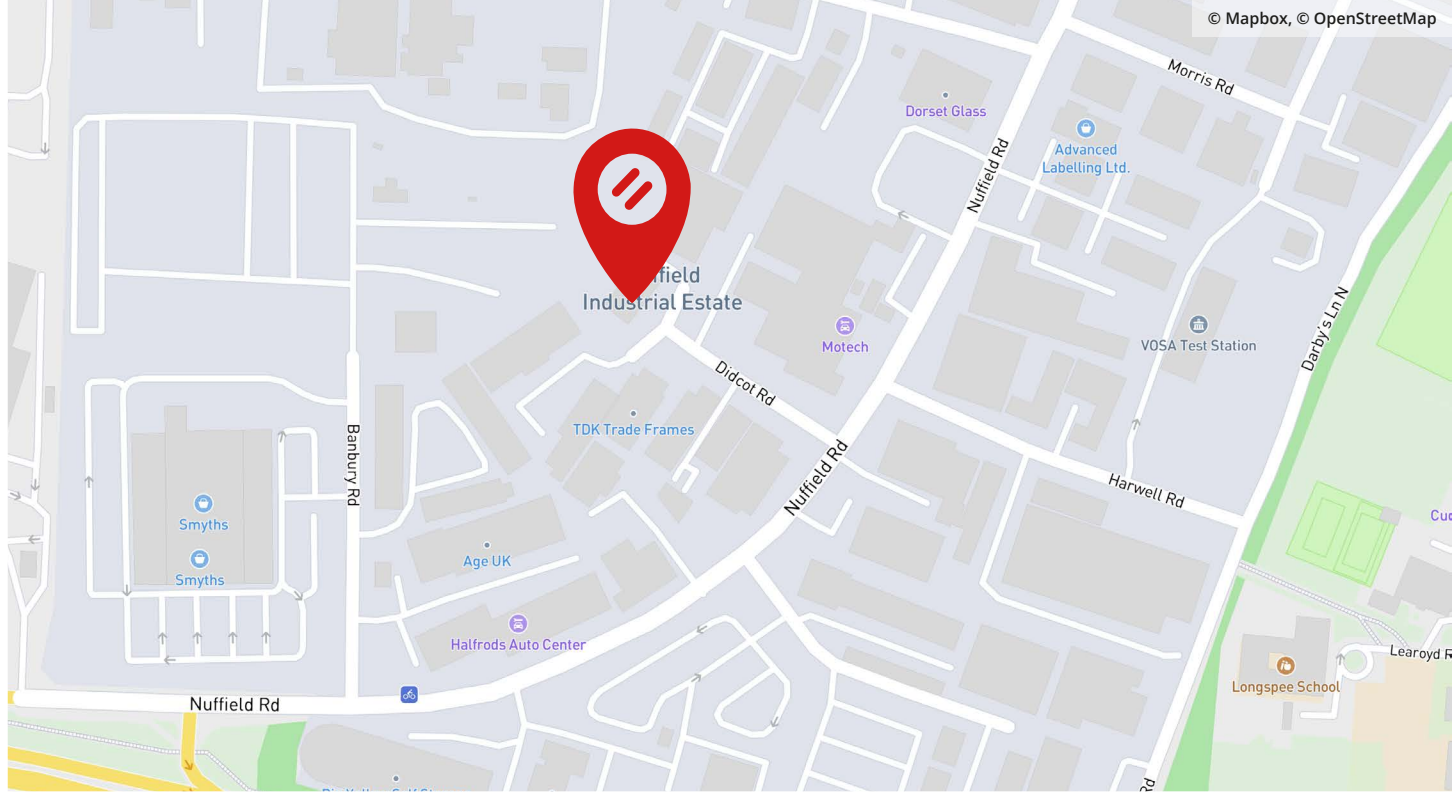
Description

These detached industrial premises are of brick wall construction supported upon a steel portal frame with a pitched roof incorporating translucent daylight panels. The internal eaves height is approximately 3.4m, the ground floor is concrete and loading is by way of a sectional up and over loading door to the front of the premises measuring approximately 3m wide x 3.1m high.

The unit also benefits from the following:

- 2 x office WCs
- 1 x workshop WC
- 3 separate offices
- Gas
- Lighting
- Kitchenette
- Solar panels
- Air conditioning to offices
- Mezzanine storage
- 3 phase electricity

Externally, there is a secure yard to the rear of the premises.



Accommodation

	sq m	sq ft
Industrial/Workshop	226	2,432
Offices/Store/WC	55	597

Total net internal area approx. 281 3,029

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

Lease

The premises are available by way of a new full repairing and insuring lease incorporating upward only, open market rent reviews every 3 years.

Rent

£29,500 per annum exclusive of VAT, business rates, buildings insurance, utilities and all other outgoings.

Rateable Value

£29,250 (from 1.4.26)

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.



Viewing

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



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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.





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