

FOR SALE

INDUSTRIAL WAREHOUSE WITH EXTENSIVE PARKING



**sibbett
gregory**



EMBERTON HOUSE, YEOMANS WAY, BOURNEMOUTH, BH8 0BP

- Rare freehold available
- Detached unit with gated yard
- High bay warehouse with clear eaves of approx. 7.51 m
- Air-conditioned office accommodation with lift access
- Large parking area
- Located adjacent to Castlepoint Shopping Park
- 21,208 sq ft (1,970 sq m)





LOCATION

The property is located on Yeomans Way, an established commercial destination, with a strong concentration of trade counter & industrial occupiers. Nearby businesses include Howdens, Screwfix, Toolstation, Booker Wholesale, Rexel, More Self Storage, Tower Glass and National Express. Yeomans Way is located directly behind Castlepoint Shopping Park, one of the largest retail destinations on the South Coast attracting over 12 million visitors annually.

The property enjoys excellent connectivity, with immediate access to Castle Lane West (A3060) and the A338 Wessex Way, providing direct links to Bournemouth town centre, Poole, Christchurch and the A31, which connects to the M27 motorway and the wider national road network. Bournemouth Airport is approximately 4 miles to the north-east and Bournemouth Railway Station, approximately 2.5 miles away, provides regular direct services to London Waterloo.

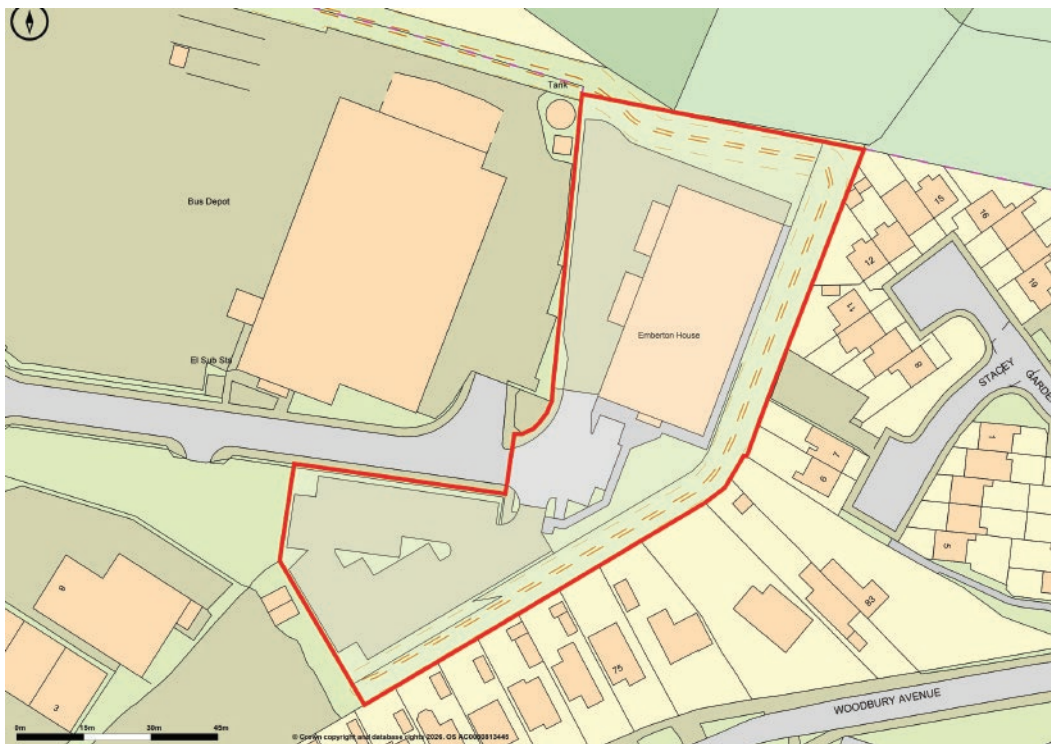
DESCRIPTION

The property comprises a purpose-built distribution warehouse constructed around 2000, incorporating a steel portal frame with brick and profile steel-clad elevations beneath an insulated composite steel roof incorporating translucent daylight panels.

Internally, the accommodation comprises a main warehouse area (with a part open-sided mezzanine), ground floor showroom, reception area and ancillary staff facilities, together with open-plan offices at first-floor level.

The specification includes:

- High-bay warehouse accommodation with a clear eaves height of approximately 7.51 metres.
- Four electrically operated roller shutter loading doors with external loading canopies.
- Passenger lift serving the first-floor offices.
- Predominantly LED lighting throughout.
- Air-conditioning within the office accommodation.
- Glazed elevations to the ground floor ancillary areas and first-floor offices.
- Secure loading yard with galvanised steel access gates.
- Solar photovoltaic (PV) panels.
- EV charging point within the yard area.
- Separate car parking area, currently configured with 68 parking spaces.



HOWDENS

TOOLSTATION

SCREWFIX

toVerglass

M&S

Sainsbury's

BOOKER



MORE!
Self Storage

national
express

ASDA

B&Q

CASTLE POINT

Castle Lane West

Yeomans Way

Yeomans Way

ACCOMMODATION

We have measured the property with the following approximate Gross Internal Areas (GIA):

Accommodation	sq m	sq ft
Warehouse	894.81	9,632
Ground Floor Showroom & Ancillary	256.18	2,757
First Floor Office	411.67	4,431
Sub Total	1,562.66	16,820
Warehouse Mezzanine	407.65	4,388
Total	1,970.31	21,208

The overall freehold site area extends to approximately 1.79 acres.

TENURE

Freehold with vacant possession.

PRICE

Offers in the region of £3,250,000

We are advised that VAT is applicable on the purchase price.

BUSINESS RATES

Rateable Value (from 1 April 2026) - £203,000

The rates payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually. Interested parties are encouraged to contact the Local Rating Authority directly for confirmation of the rates payable.

AML

A successful bidder will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

EPC

The property has an energy rating of B-37*

**We understand there is potential to improve the EPC to an 'A' rating - by removal of the gas heaters in the warehouse and replacing the hot water boiler to a condensing boiler.*

NOTICE

On 7 July 2026 Alexander Kinninmonth and James Prior, both of FRP Advisory Trading Ltd, were appointed as Joint Liquidators for Ace Office Environments Ltd ('the Company'). The property is owned and being sold by the Company acting by its Joint Liquidators, who act as agents of the Company and without personal liability.

VIEWING

Viewing by appointment with the sole agents Sibbett Gregory.

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