



**UNIT 3 WEST HOWE INDUSTRIAL ESTATE, ELLIOTT
ROAD, BOURNEMOUTH, BH11 8JX**

INDUSTRIAL / WAREHOUSE TO LET

730 SQ FT (67.82 SQ M)



Summary

TO LET - INDUSTRIAL / WAREHOUSE

Available Size	730 sq ft
Rent	£12,750 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order.
Rateable Value	£10,500 from 1.4.26
Service Charge	£674.02 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (98)

- 100% Small Business Rates Relief currently available*
- 2 parking spaces plus loading bay



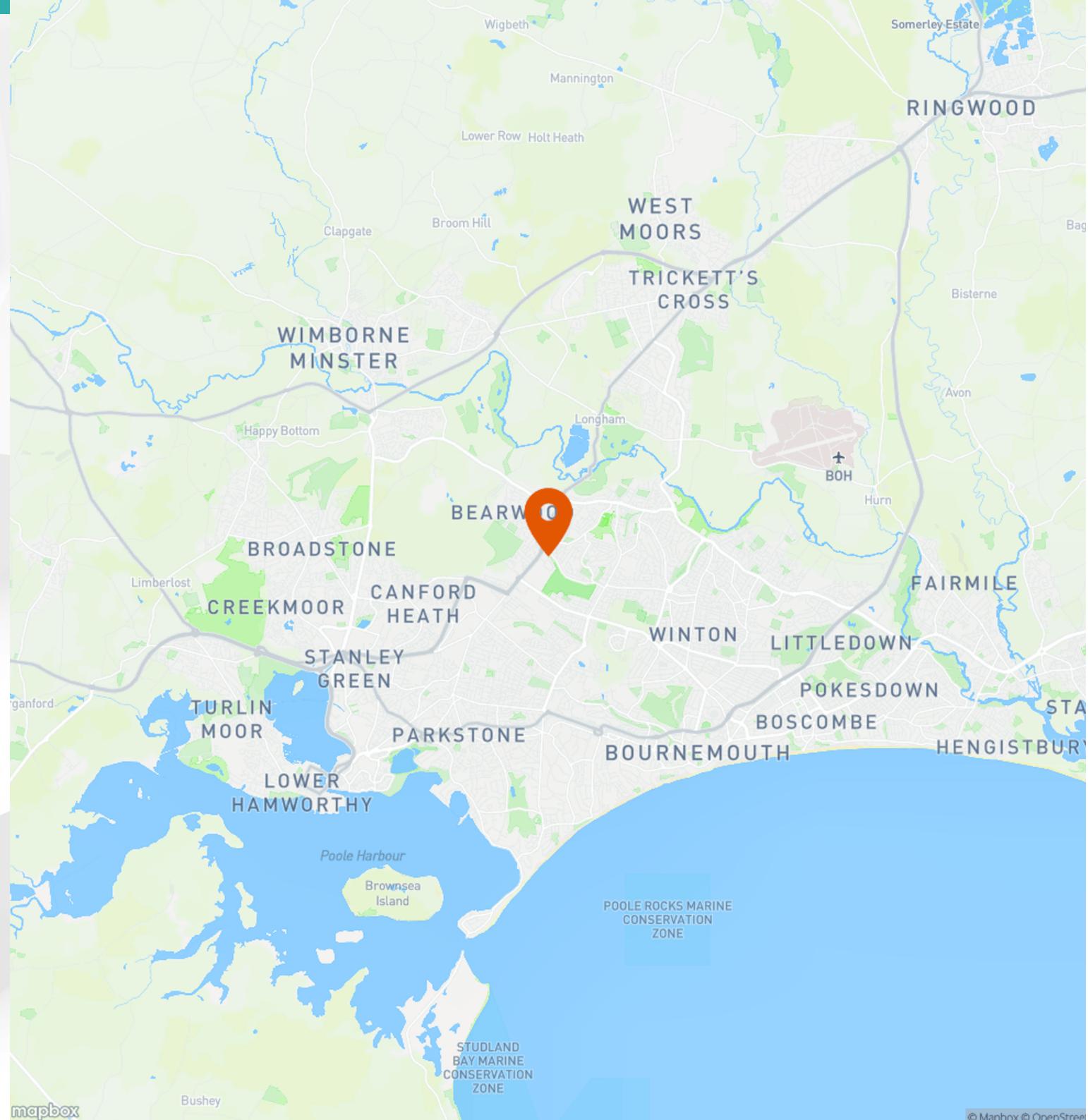
Location



**Unit 3 West Howe Industrial
Estate, Elliott Road,
Bournemouth, BH11 8JX**

West Howe Industrial Estate is located on Elliott Road which can be accessed from the A348 Ringwood Road via Dominion Road or by Turbary Park Avenue. A348 Ringwood Road provides connections to the main road links via A31 and A35.

Occupiers on Elliott Road comprise of Screw Fix, Royal Mail, Strukta Group, NDI, Howdens and New Milton Sand & Ballast.





Further Details

Description

Unit 3 is a mid-terrace industrial premises of brick outer, blockwork inner wall construction with steel cladding to the upper elevations, with a mono pitched steel clad roof incorporating daylight panels. The internal eaves height is approx. 3.4m and 4m to the pitch. The roller shutter door measures approx. 3m W x 3m H. 3 phase electricity is available. Internally, there is lighting and unisex WC.

Externally, there is 2 allocated parking spaces and a concrete loading bay.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	730	67.82	Available
Total	730	67.82	

Terms

Available by way of a new full repairing and insuring lease for a negotiable term, incorporating periodic upward only open market rent reviews, subject to a simultaneous surrender of the existing lease.

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.

Legal Costs

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

AML

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

Viewings

Via Joint Agents:

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