



**UNIT 24 WEST HOWE INDUSTRIAL ESTATE,  
BOURNEMOUTH, BH11 8JZ**

**INDUSTRIAL / WAREHOUSE TO LET**

**1,116 SQ FT (103.68 SQ M)**



# Summary

## Industrial Premises

<b>Available Size</b>	1,116 sq ft
<b>Rent</b>	£17,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance
<b>Rateable Value</b>	£7,900 (from 1.4.23) *100% Small Business Rates Relief is currently available on properties with a rateable value of £12,000 or less and subject to conditions.
<b>EPC Rating</b>	D (91)

- Mid-terrace industrial premises
- 2 parking spaces plus loading bay
- 100% Small Business Rates Relief currently available\*



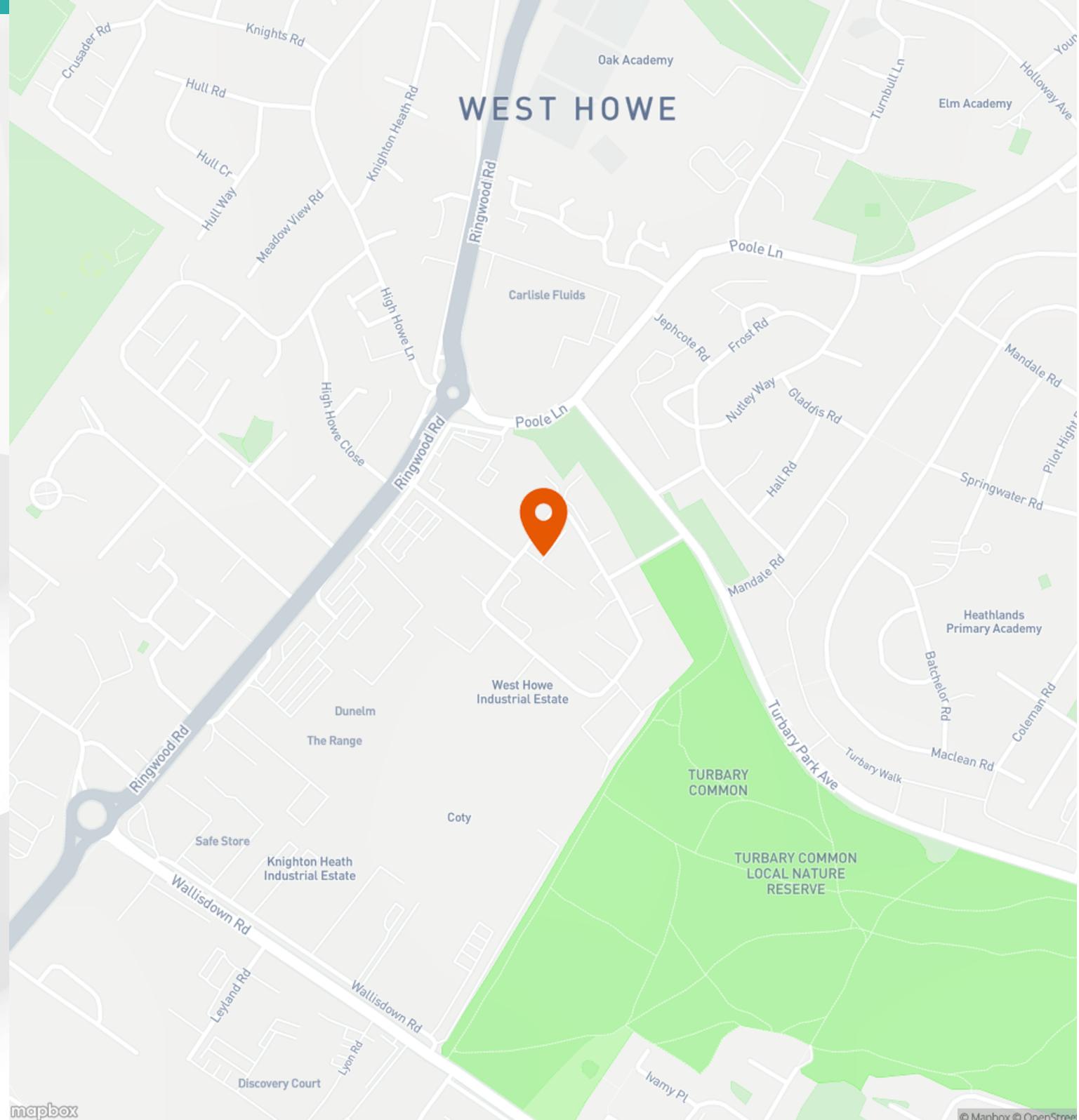
# Location



**Unit 24 West Howe Industrial Estate, Elliott Road, Bournemouth, BH11 8JZ**

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 the A31 and A35.

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



# Further Details

## Description

Unit 24 is a mid-terrace industrial premises of brick outer, blockwork inner wall construction with steel cladding to the upper elevations, with a monopitched roof incorporating daylight panels. The internal eaves height is approx. 4m and 5m to the pitch. The roller shutter door measures approx. 3m W x 3.6 m H. 3 phase electricity is available. Internally, there is a separate personnel door, unisex WC, kitchenette and lighting.

There are 2 allocated parking spaces and a concrete loading bay.

## Terms

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

## 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 this 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.



## Enquiries & Viewings



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