



Popular Trade Location

Unit 37 Wessex Trade Centre, Ringwood Road, Poole, BH12 3PG

Prominent Industrial/Trade Premises with First Floor Offices

- Parking
- Approx. 4,436 sq ft
- Rent £40,000 per annum exclusive
- Prominent position in popular trade location
- Eaves approx 6.2m
- Covered loading bay

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LOCATION

Wessex Trade Centre is a leading industrial location having access from both Old Wareham Rd and Ringwood Road. Poole Town Centre is approx. 3 miles to the south-west.

The central location gives good access within and beyond the Poole/Bournemouth conurbation. Ringwood Road links with the A31 and onto the motorway network. Old Wareham Road provides direct links with A3049 dual carriage way.

Local occupiers include: Yess Electrical, Edmundson Electrical, Crown Decorating Centre, Euro Car Parts, Sally Salon Services, Brandon Tool Hire, Screwfix, Wilts Electrical and UK Mail.

DESCRIPTION

The property is prominently located with visibility from Old Wareham Road. The unit is constructed by means of a steel frame with brick and clad elevations under a dual pitch roof incorporating roof lights. The property is configured to provide ground floor open plan storage/workshop with male and female WC's, an office/reception and kitchen (to be installed) with open plan office above. We are advised of the following specification:-

- Gas
- Three phase electricity
- Loading access door approx. 4.7m (h) x 3.6m (w)
- Seperate male and female WC's
- Eaves height approximately 6.2m
- Gas fired wet heating system (not tested)

ACCOMMODATION

The property provides the following approximate gross internal area

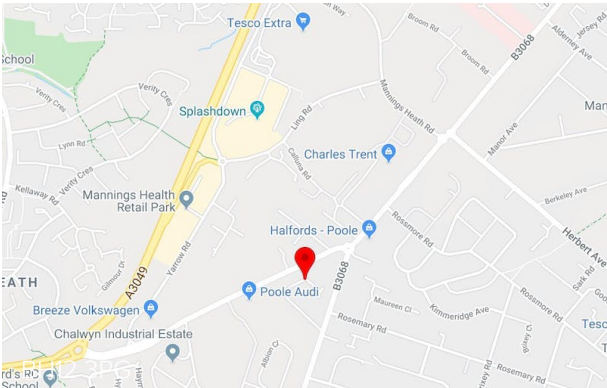
Name	Sq ft	Sq m
Ground - Ground Floor	3,980	369.75
1st - First Floor Office	456	42.36
Total	4,436	412.11

TENURE

The property is available by means of a new full repairing and insuring lease for a term to be agreed.

RENT

£40,000 per annum exclusive of business rates, service charge, utilities, buildings insurance and VAT.



SUMMARY

Available Size	4,436 sq ft
Rent	£40,000 per annum exclusive
Business Rates	Rateable Value: £28,250
EPC Rating	E (125)

VIEWING & FURTHER INFORMATION

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