

UNIT 9, YEOMANS INDUSTRIAL PARK, YEOMANS WAY, BOURNEMOUTH, BH8 0BJ

Vail Williams

INDUSTRIAL/LOGISTICS / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET

749 SQ FT (69.58 SQ M)

Summary

TO LET – MID TERRACE INDUSTRIAL PREMISES

Available Size	749 sq ft
Rent	£13,500 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings.
Service Charge	£563.91 per annum approximately excluding VAT
EPC Rating	D (92)

- Mid terrace industrial unit
- Located on popular industrial park
- 2 allocated car parking spaces and a loading area
- 100% Small Business Rates Relief available*



Location

Unit 9, Yeomans Industrial Park Yeomans Way, Bournemouth, BH8 0BJ

Yeomans Industrial Park is located on Yeomans Way which is to the rear of Castlepoint Shopping Centre. It is accessed from Yeomans Way Roundabout off Castle Lane West which provides direct access to the A338 Wessex Way, connecting with the A31.

Occupiers on Yeomans Way include Screwfix, Toolstation, Howdens, Booker Wholesale, Store & Secure, Rexel Electrical and National Express.





Further Details

Description

This mid-terrace unit is of blockwork inner, brickwork outer wall construction with steel cladding to the upper elevations. There is a pitched steel clad roof incorporating daylight panels supported upon a steel portal frame and the internal eaves height is approximately 4m. Loading is by way of a roller shutter door measuring approx. 3m W x 3.6m H. There is a personnel door and W.C facilities. 3 phase electricity is available.

Externally, there is a tarmacadam forecourt providing 2 allocated car parking spaces and a loading area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	749	69.58	Available
Total	**749**	**69.58**	

Terms

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

Estate Service Charge

There is an estate service charge payable in respect of the upkeep, maintenance and management of the common parts of the estate. Interested parties are urged to make further enquiries.

Legal Costs

Each party is 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 tenant and any beneficial owner, together with evidence/proof identifying the source of funds being relied upon to complete 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.

Summary of Accomodation

GIA approx. 749 sq ft

Rateable Value

£11,500 (from 1.04.26)

*100% Small Business Rates Relief is currently available on properties with a rateable value less than £12,000 subject to conditions. Interested parties are urged to make further enquiries.



Enquiries & Viewings



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View on our website

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