

TO LET

Unit 73 Nuffield Road, Poole, BH17 ORR

WELL LOCATED INDUSTRIAL/WAREHOUSE PREMISES

- £14,950 per annum exclusive
- Three phase electricity
- Located on the Nuffield Industrial Estate
- Approx. 1,625 sq ft (150.97 sq m)
- On site car parking
- No motor trade permitted

Unit 73 Nuffield Road, Poole, BH17 0RR

LOCATION

The property is located towards the centre of the Nuffield Industrial Estate, Poole's premier trading estate, and conveniently situated for Poole Town Centre, (approx. 2 miles distant), and the A35 which provides access to the M27 and the West.

DESCRIPTION

The unit forms part of a small development of 9 units each of which is accessed for loading purposes off a central communal car park with the subject property having its main frontage onto Nuffield Road. The unit was constructed in approximately 1980 of steel portal frame with part cavity brick and part profiled metal clad elevations.

The property benefits from the following internal specification:

- Three phase power supply
- Mains gas - ceiling hung ITT Reznor space heater (not tested)
- Ladies and gents WCs
- Roller shutter door to rear elevation
- Refurbished offices

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	1,625	150.97	Available
Total	1,625	150.97	

TENURE

The premises are available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

RENT

£14,950 per annum exclusive.

The rent is exclusive of service charge, business rates, insurance and VAT.

BUSINESS RATES

The property has a rateable value of £19,000.

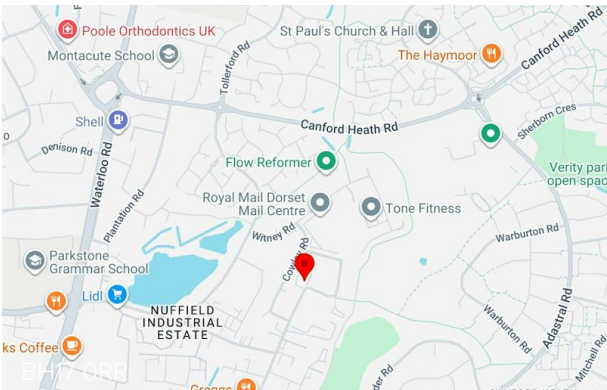
The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

EPC

The premises has the following rating: E - 103.

VIEWING

Viewing strictly by appointment with Sibbett Gregory.



SUMMARY

Available Size	1,625 sq ft
Rent	£14,950 per annum
Rateable Value	£19,000
EPC Rating	E (103)

VIEWING & FURTHER INFORMATION

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