



498 WALLISDOWN ROAD, BOURNEMOUTH, BH11 8PT

INDUSTRIAL / WAREHOUSE TO LET / FOR SALE

13,579 SQ FT (1,261.53 SQ M)



Summary

FOR SALE/TO LET – DETACHED INDUSTRIAL/WAREHOUSE PREMISES

Available Size	13,579 sq ft
Rent	£110,000 per annum
Price	£1,600,000 exclusive of VAT
Rates Payable	£36,000 per annum (from 01.04.26)
Rateable Value	£75,000
EPC Rating	C (68)

- Detached industrial/warehouse premises
- Warehouse roofs overclad in 2015
- Ground and first floor offices
- 3.8m internal eaves height
- 11 parking spaces plus yard/loading area

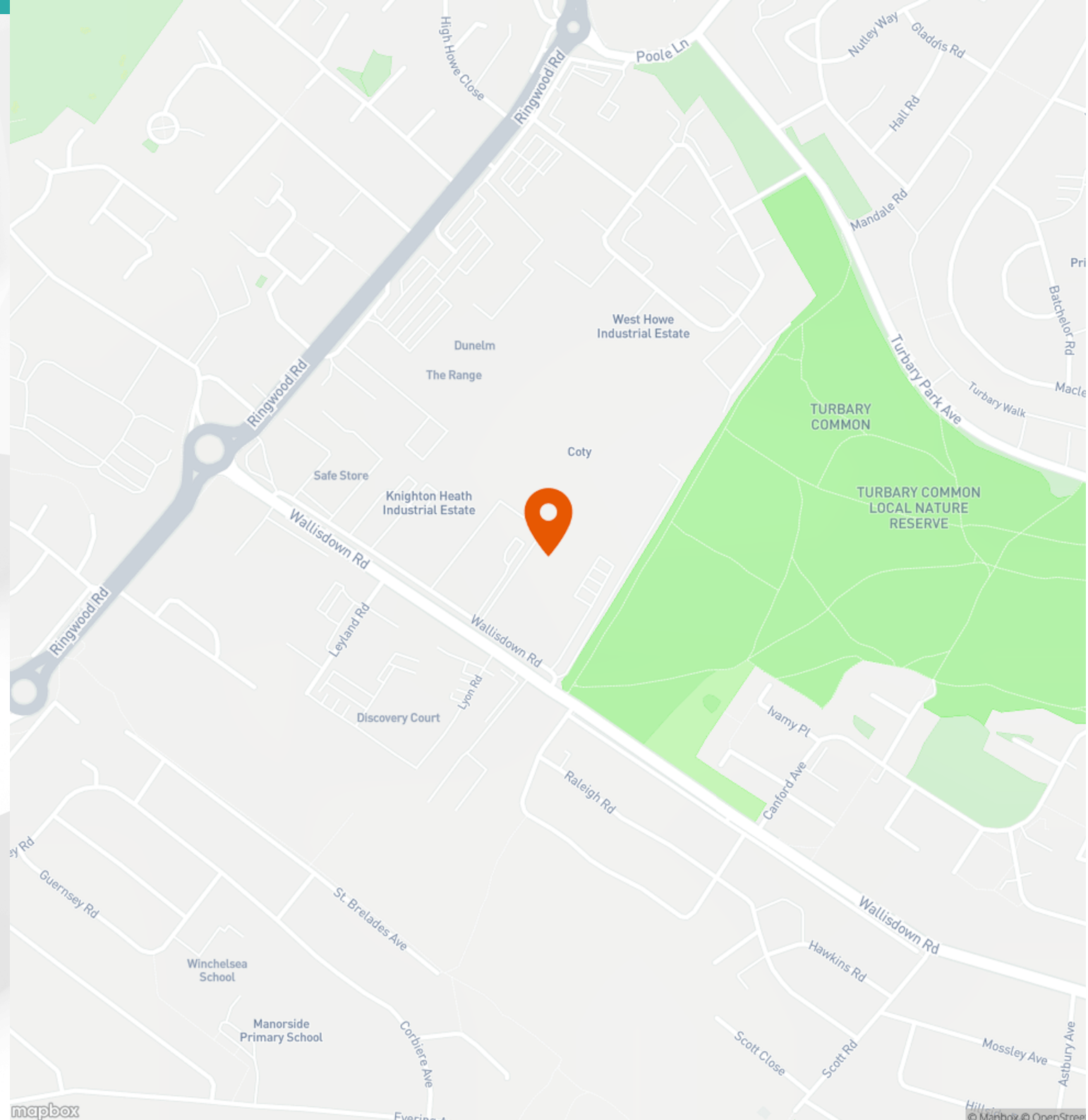


Location



**498 Wallisdown Road,
Bournemouth, BH11 8PT**

The building is located on Wallisdown Road (A3049) and is situated behind Travis Perkins. The property is located approximately 500m distant from Mountbatten Roundabout/Ringwood Road, which provides main road connections throughout the conurbation. Nearby occupiers include Travis Perkins, Hendy Group, Topps Tiles and Ready Steady Store.





Further Details

Description

This detached premises is of brick construction with part rendered elevations to the front. There is a double bay pitched roof to the warehouse which was overclad with steel in 2015 and sits upon a steel portal frame. The internal eaves height is approx. 3.9m and 6m height to the roof pitch. There is a two storey, flat roof section to the front of the premises, providing ground and first floor office accommodation. The offices benefit from carpets, LED lighting (to part), suspended ceiling (to part) and central heating. There are male and female W.C facilities and kitchenette facilities. 3 phase and gas are available. Externally, there is a tarmacadam forecourt providing 11 parking spaces plus loading/yard areas.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	9,711	902.18	Available
Ground - Office	1,931	179.40	Available
1st - Office	1,887	175.31	Available
Ground - Entrance	50	4.65	Available
Total	13,579	1,261.54	

Property Measurement Standard - Industrial

All floor areas are approximate and measured to Gross Internal Area in accordance with the RICS Code of Measuring Practice (6th edition).

Rent

Rent quoted is exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.

Tenure

Freehold with vacant possession. Available by way of a new full repairing and insuring lease for a negotiable term, subject to periodic upwards only rent reviews.

Legal Costs

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

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.





Enquiries & Viewings



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