



Unit 2 Rear, Unit L Lion Works, 543 Wallisdown Road, Poole, BH12 5AD

STORAGE USE ONLY

- Approx. 124.3 sq m (1,338 sq ft)
- Located on an established industrial estate
- No requirement for an EPC (Storage use exempt)
- Rent £8,500 per annum exclusive
- Unit to be used exclusively for storage only
- Immediately available

Unit 2 Rear, Unit L Lion Works, 543 Wallisdown Road, Poole, BH12 5AD

LOCATION

The premises are situated on the Lion Works Industrial Estate which fronts Wallisdown Road in Poole. Wallisdown Road (A3049) is a principal route linking Poole and Bournemouth town centres. Wallisdown Road joins the A348 Ringwood Road which in turn leads on to the A31.

Poole town centre is approx. 6 miles distant and Bournemouth town centre and Bournemouth train station are approx. 5 miles away.

DESCRIPTION

The premises is a semi-detached, single floor industrial storage unit with traditional brick elevations under a pitched, single sheet corrugated roof with daylight panels.

A manual loading door (3m wide x 2.9m high) is located at the front of the unit with a separate personnel/fire door located adjacent for access.

The specification includes:

- Concreted floor
- UPVC double glazed windows
- LED suspended light fittings
- Single phase electricity supply
- Partially painted internal brickwork
- External communal WC
- Water tap

The unit has a Gross Internal Area of 124.3 sq m (1,338 sq ft).

ACCOMMODATION

The accommodation comprises of the following:

Name	sq ft	sq m
Unit	1,338	124.30
Total	1,338	124.30

SERVICE CHARGE

A service charge is payable in respect of the common services at the premises as well as a contribution towards the upkeep and maintenance of the common parts of the estate. Further information is available from the Agents.

BUSINESS RATES

The premises have a rateable value of £15,750.

Rates will need to be reassessed as two single units - Unit is currently assessed with the front part of Unit L for business rates.

TENURE

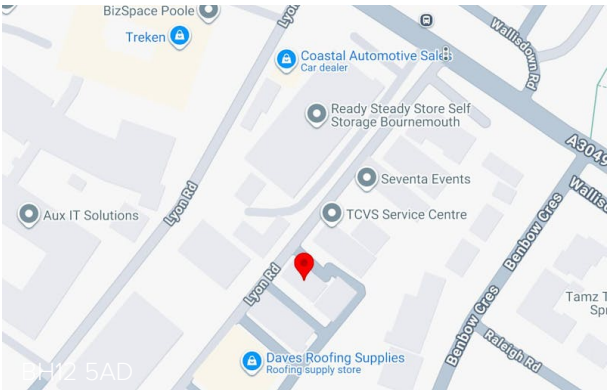
A new internal repairing and insuring lease for a term to be agreed.

RENT

£8,500 per annum exclusive of business rates, estate service charge and VAT.

VIEWINGS

Strictly by appointment with Sibbett Gregory.



SUMMARY

Available Size	1,338 sq ft
Rent	£8,500 per annum
Rateable Value	£15,750
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

VIEWING & FURTHER INFORMATION

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