



Unit 32 Bridge Street, Bailey Gate, Sturminster Marshall, BH21 4DB

INDUSTRIAL/WAREHOUSE PREMISES

- £11,500 per annum exclusive
- Located on the popular Bailey Gate Industrial Estate
- On site car parking
- Gross internal area approx. 133.97 sq m (1,442 sq ft)
- 81.88 sq m (881 sq ft) mezzanine
- Roller shutter loading door

Unit 32 Bridge Street, Bailey Gate, Sturminster Marshall, BH21 4DB

LOCATION

The property is located on Bailey Gate Industrial Estate with good access via the A350 to Poole town centre, (approx. 6 miles), Wimborne town centre (approx. 3 miles) and Blandford (approx. 8 miles).

DESCRIPTION

The property comprises a mid terrace unit constructed of steel portal frame and block party walls with external cladding under a pitched corrugated roof incorporating translucent daylight panels. The premises benefits from:

- Personnel door
- Roller shutter loading door approx 3.03m high and 2.43m wide
- First floor mezzanine extending to approximately 81.88 sq m (881 sq ft)
- Three phase electricity
- Concrete floor
- Office
- WC
- On site car parking

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	1,442	133.97	Available
Total	1,442	133.97	

TENURE

The unit is available on a new full repairing and insuring lease for a term to be agreed.

RENT

£11,500 per annum exclusive.

The rent is exclusive of business rates, service charge, VAT, buildings insurance and utilities. The rent is payable quarterly in advance.

SERVICE CHARGE

There will be a service charge for the maintenance and upkeep of the common areas of the Estate.

BUSINESS RATES

The Valuation Office Agency states that the property has a rateable value of £13,250.

The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually. Rates payable may also be subject to transitional or small business rates relief and interested parties are therefore encouraged to contact the Local Rating Authority directly.

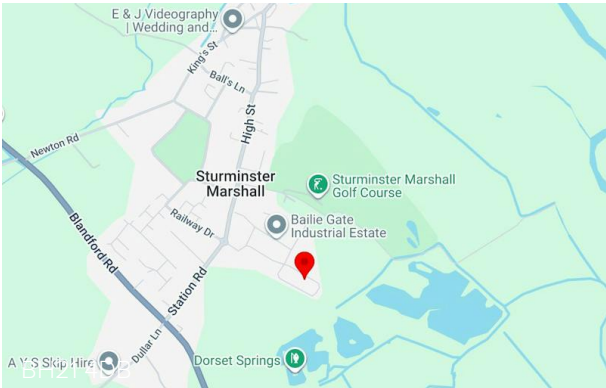
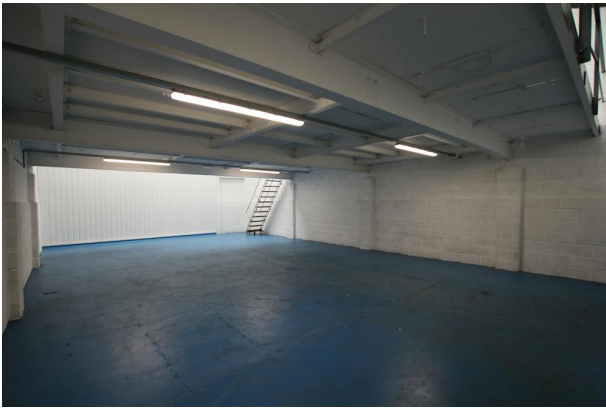
USE

Motor or leisure related activities will not be permitted.

EPC

The premises has the following rating:

D (92)



SUMMARY

Available Size	1,442 sq ft
Rent	£11,500 per annum
Rateable Value	£13,250
EPC Rating	D (92)

VIEWING & FURTHER INFORMATION

Sam Morgan

01202 661177 | 07400 995296

sam@sibbettgregory.com

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