



**UNITS 2 & 3 YEOMANS INDUSTRIAL PARK, YEOMANS
WAY, BOURNEMOUTH, BH8 0BJ**

INDUSTRIAL/LOGISTICS / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET
3,525 SQ FT (327.48 SQ M)



Summary

TO LET - END TERRACE INDUSTRIAL PREMISES

Available Size	3,525 sq ft
Rent	£47,275 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings.
Business Rates	N/A
EPC Rating	B (46)

- End terrace industrial premises
- Located on popular industrial park
- 10 allocated car parking spaces plus a loading area



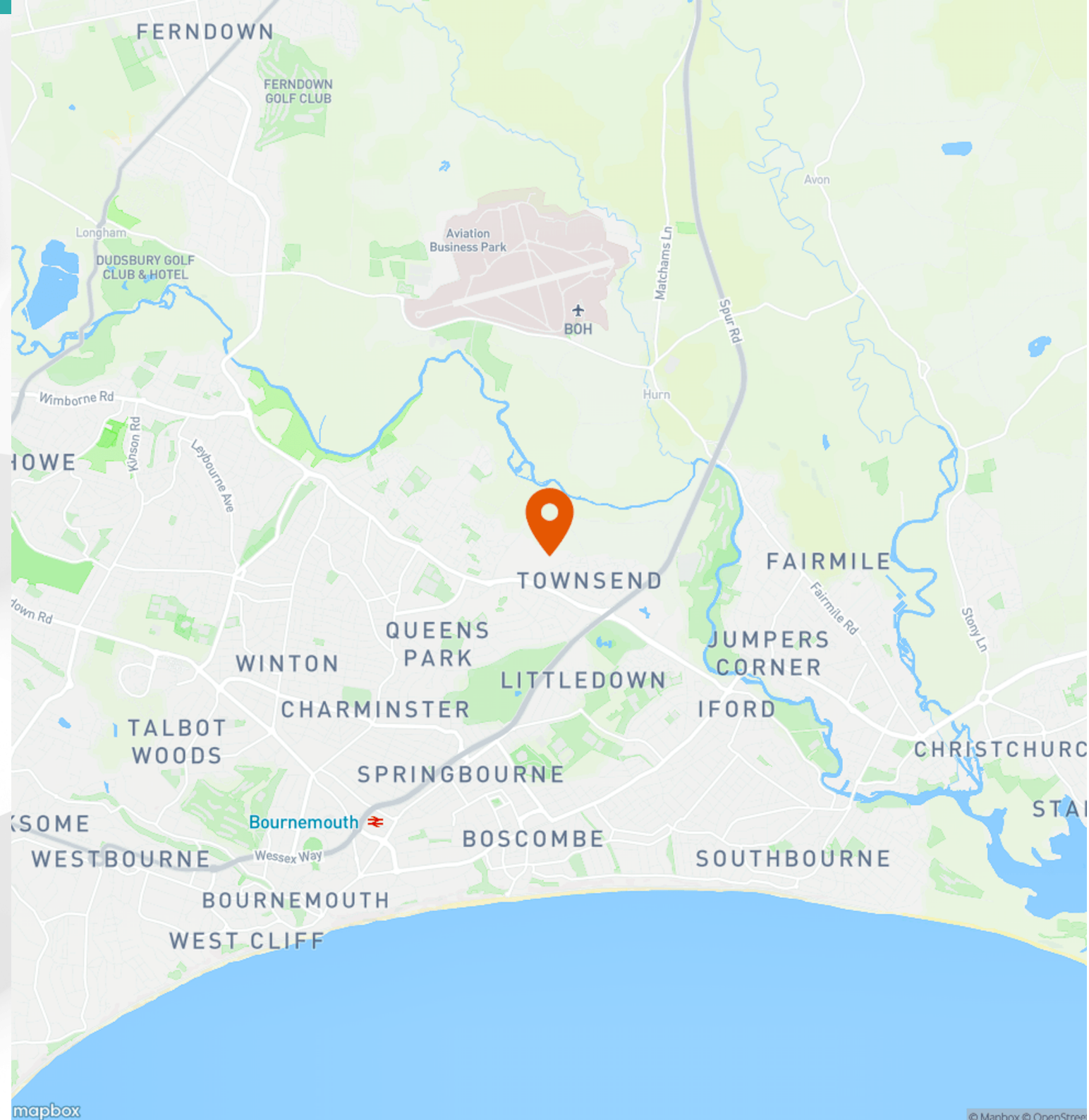
Location



**Units 2 & 3 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 end of 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 5m. Loading is by way of 2 no. roller shutter doors each measuring approx. 3m W x 4m H. Unit 3 has been recently refurbished and has a personnel door providing access to an office/reception area with lighting and a tea point. There are W.C and kitchenette facilities. 3 phase electricity is available.

Externally, there is a tarmacadam forecourt providing 10 allocated car parking spaces plus the loading areas.

Rateable Value

Unit 2 - £31,250 (from 1.04.26)

Unit 3 - £22,250 (from 1.04.26)

Viewings

Strictly by appointment through the sole agent.

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.

Anti-Money Laundering

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 Accommodation

GIA approx. 3,525 sq ft



Enquiries & Viewings



Bryony Thompson

bthompson@vailwilliams.com

07741 145 629

01202 558 262



Finn Rawlings

frawlings@vailwilliams.com

07545 803419

01202 558262



**Vail
Williams**

[View on our website](#)