



**UNIT 7 CHANTRY PARK, COWLEY ROAD NUFFIELD
INDUSTRIAL ESTATE, POOLE, BH17 0UJ**

INDUSTRIAL / WAREHOUSE FOR SALE

1,390 SQ FT (129.14 SQ M)



Summary

FOR SALE – MID-TERRACE INDUSTRIAL/WAREHOUSE UNIT

Available Size	1,390 sq ft
Price	£295,000 exclusive of VAT
Rateable Value	£12,750 (from 1.04.23). Draft rateable value from 1.04.26 is £13,500.
EPC Rating	D (80)

- Freehold
- Mid-terrace industrial/warehouse unit
- 4 allocated parking spaces
- Refurbished in 2019
- *Small Business Rates Relief available

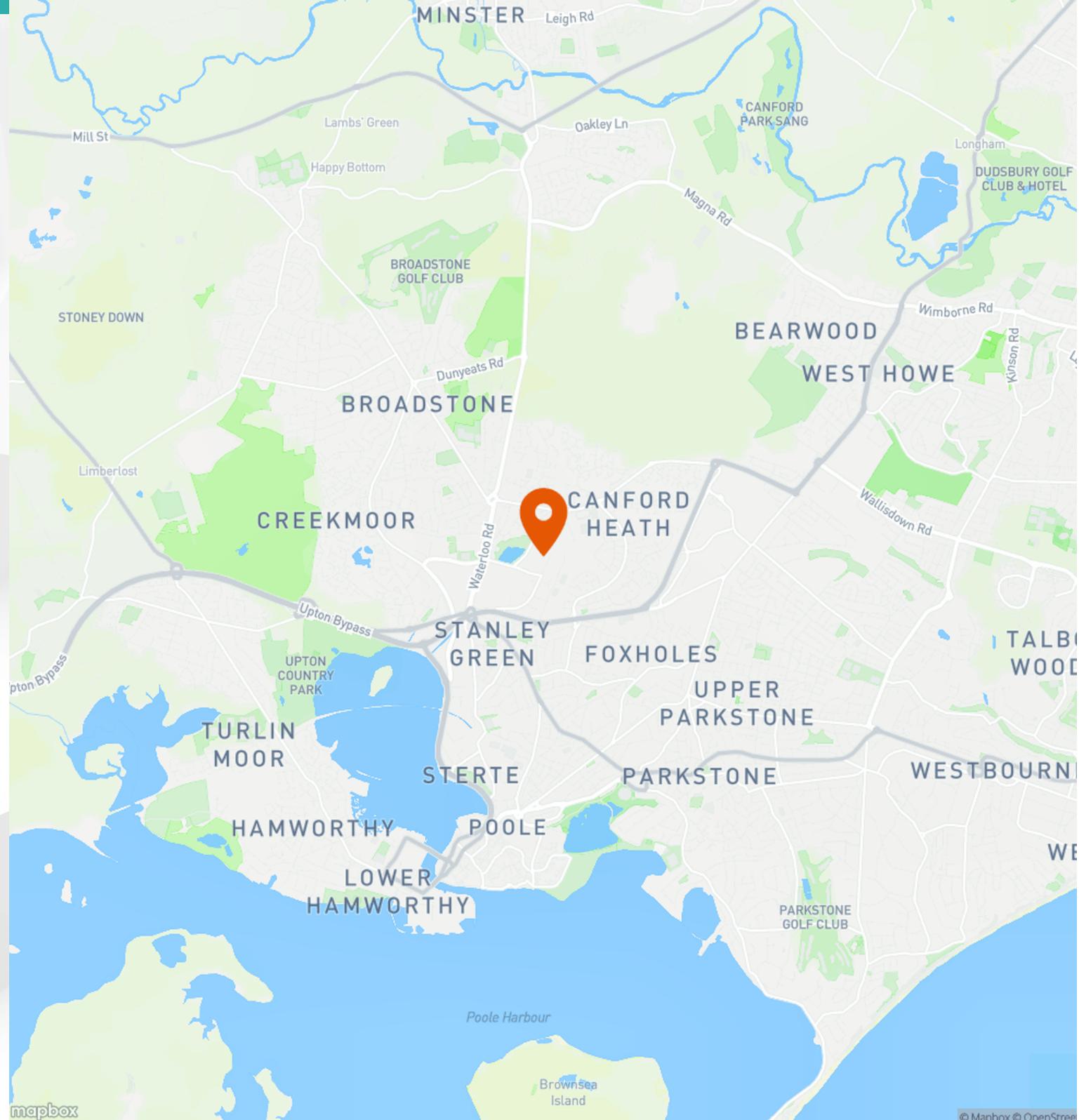


Location



Unit 7 Chantry Park Cowley Road Nuffield Industrial Estate, Poole, BH17 0UJ

Chantry Park is located on Cowley Road which forms part of the Nuffield Industrial Estate, the most established industrial location in Poole. Cowley Road connects with Nuffield Road, which is the main estate road through the industrial estate and provides direct access to the A3049 Dorset Way which provides wider road connections throughout the area.





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Further Details

Description

This mid-terrace industrial/warehouse premises is of brick construction with steel cladding to the upper elevations. There is a pitched steel clad roof incorporating daylight panels and the internal eaves height is approx. 3.6m rising to 4.4m to the pitch. Loading is by way of a roller shutter loading door measuring approx. 2.7m W x 3.1m H. There is a personnel door and internally there is a kitchenette, unisex W.C and offices with carpets, lighting and air conditioning. Externally, there is a concrete forecourt and 4 allocated parking spaces.

Viewings

Strictly by appointment through the sole agent.

Tenure

Available freehold with vacant possession

Rateable Value

£12,750 (from 1.04.23). Draft rateable value from 1.04.26 is £13,500.

*Small Business Rates Relief is currently available on properties with a rateable value of £15,000 or less. Interested parties are urged to make further enquiries.

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.

Legal Costs

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

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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