



## Unit 4 Ventura Place, Upton, Poole, BH16 5SW

### End of Terrace Industrial / Warehouse Premises

- Rent: £20,000 per annum exclusive
- 4 parking spaces
- Gross internal area approx. 218.79 sq m (2,355 sq ft)
- Minimum eaves height approx 4.7m
- Rateable value: £19,250 - potential for business rates relief (subject to conditions)

# Unit 4 Ventura Place, Upton, Poole, BH16 5SW

## LOCATION

The premises are situated on the popular Ventura Place Industrial Estate, which has access from Factory Road at Upton Industrial Estate.

Upton Industrial Estate benefits from good access to the A35 Upton Bypass Dual Carriageway, which provides excellent road links within the Poole/Bournemouth conurbation and with other main centres.

The property is situated approx. 3 miles to the north west of Poole Town Centre and with easy access to the Port of Poole via the A350 Blandford Road.

## DESCRIPTION

The premises comprise an end of terrace industrial unit of steel portal frame construction with mainly clad elevations and with insulated roof covering incorporating daylight panels.

The premises have a Gross Internal Area of approx 218.79 sq m (2,355 sq ft) which comprises an industrial/warehouse area with office and two WCs.

## ACCOMMODATION

The accommodation comprises of the following approximate gross internal area.

Name	sq ft	sq m
Ground - Ground GIA	2,355	218.79

## SPECIFICATION

We are advised the property has the following specification:-

- Roller shutter door
- Fluorescent strip lighting
- Three phase electrical supply
- Day light roof panels
- Minimum eaves height of 4.7m
- WC facilities
- 4 parking spaces

## TERMS

The premises are available by way of a new lease for a minimum term of 3 years.

## RENT

£20,000 per annum exclusive.

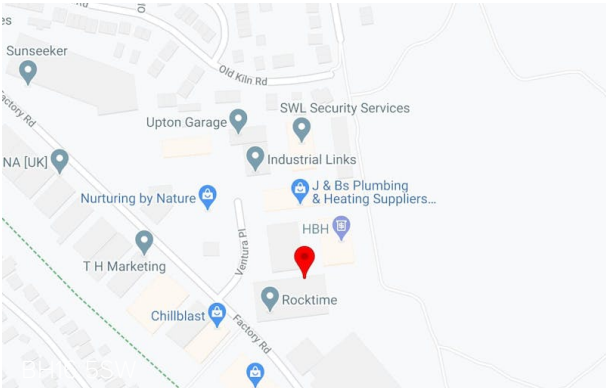
The rent is exclusive of business rates, insurance, service charge, utilities and VAT.

## MAINTENANCE CHARGE

The maintenance charge covers a contribution towards maintenance of the estate, external building maintenance and building insurance. Further details are available on request.

## BUSINESS RATES

Rateable Value £19,250. Occupiers may benefit from business rates relief subject to conditions. Further information is available to view from the following link:- <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>



## SUMMARY

Available Size	2,355 sq ft
Rent	£20,000 per annum exclusive
Rateable Value	£19,250 Many occupiers are likely to benefit from business rates relief (subject to conditions).
EPC Rating	E (106)

## VIEWING & FURTHER INFORMATION

Jayne Sharman

01202 661177 | 07747 773999

[jayne@sibbettgregory.com](mailto:jayne@sibbettgregory.com)

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