



Unit 1 Slader Business Park, Witney Road, Nuffield Industrial Estate, Poole, BH17 0GP

Freehold industrial warehouse for sale

- Total gross area 1,895 sq ft
- £325,000 exclusive of VAT
- Mezzanine floor
- 3 parking spaces plus forecourt
- Reception office
- 3 phase electricity

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LOCATION

The property is situated at the entrance to Slader Business Park which is located on Witney Road which forms part of the Nuffield Industrial Estate in Poole. Nuffield Industrial Estate is located approx. 2 miles from Poole town centre and 6 miles from Bournemouth.

DESCRIPTION

The property occupies a prominent corner position at the entrance to the Park and comprises a modern, end of terrace industrial unit.

The property is constructed with a steel frame with brick and clad elevations under a pitched insulated roof incorporating daylight panels. There are also windows installed at high level to provide additional light.

The property is arranged to provide a reception office, kitchenette, single WC, main workshop area and a mezzanine floor providing storage. The unit has a manual loading door and a separate personnel entrance.

The specification includes:

- 3 phase electricity supply
- Gas fired warm air heating system in warehouse
- Radiators in the reception area and office
- LED lighting
- Water supply in the warehouse
- Security shutters on ground floor windows

ACCOMMODATION

The accommodation comprises the following areas:

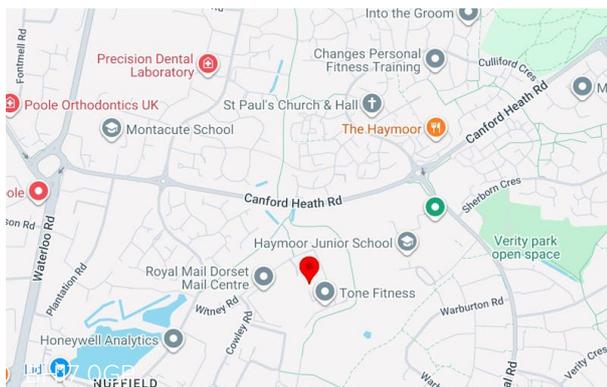
Name	sq ft	sq m	Availability
Ground - Ground Floor	1,588	147.53	Available
Mezzanine - Mezzanine	307	28.52	Available
Total	1,895	176.05	

TENURE

Freehold with vacant possession on completion.

PRICE

£325,000 exclusive of VAT.



SUMMARY

Available Size	1,895 sq ft
Price	£325,000
Rateable Value	£21,750
EPC Rating	C (68)

VIEWING & FURTHER INFORMATION

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