



**UNIT 20 STERTE ROAD INDUSTRIAL ESTATE, 145 STERTE ROAD, POOLE, BH15 2AF**

**INDUSTRIAL / WAREHOUSE TO LET**

**1,245 SQ FT (115.66 SQ M)**



# Summary

## TO LET – MODERN END TERRACE INDUSTRIAL/WAREHOUSE UNIT

|                |  |
|----------------|--|
| Available Size | 1,245 sq ft  |
| Rent           | £16,750 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order. |
| Rateable Value | £12,250 from 1.04.23   |
| EPC Rating     | C (60)   |

- Modern end terrace industrial/warehouse premises
- 5.5m internal eaves height
- 3 allocated parking spaces
- Small Business Rates Relief available\*



# Location



**Unit 20 Sterte Road Industrial Estate 145 Sterte Road, Poole, BH15 2AF**

Sterte Road Industrial Estate is accessed from Sterte Road and is approximately half a mile distant from the A350 Holes Bay Road which connects to the A35, providing links to Dorchester to the west and Poole/Bournemouth to the east. The estate is located less than a mile from Poole Town Centre and Poole mainline railway station, which has a direct link to London Waterloo.





# Further Details

## Description

The premises forms part of the latest development at Sterte Road Industrial Estate which comprises of 10 units of steel portal frame construction with brickwork and micro-rib steel clad elevations. Unit 20 is an end of terrace unit with a sectional up and over loading door measuring approx. 4m W x 4.4m H and windows at first floor level. It has a mono pitched steel clad roof with an internal eaves height of approx. 5.5m.

Internally, there is an accessible W.C, kitchenette and shower facilities. 3 phase electricity is available.

Externally, there are 3 allocated car parking spaces.

## Viewings

Strictly by appointment through the sole agent.

## Terms

Available by way of a new full repairing and insuring lease, subject to a simultaneous surrender of the existing lease, incorporating periodic upwards only open market rent reviews.

## Rateable Value

£12,250 (from 1.04.23)

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

## Estate Service Charge

An estate service charge is payable in respect of upkeep, management and maintenance of the common parts of the estate. Interested parties are urged to make further enquiries.

## 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.

## 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.



## Enquiries & Viewings



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