



Available Immediately

498B Blandford Road, Hamworthy, Poole, BH16 5BN

Modern Warehouse with 16 Parking Spaces

- 16 parking spaces
- Secure
- Loading access approx. 3.5m width by 4.9m height
- Eaves approx. 6.95m
- £22,000 per annum exclusive
- Rateable value £15,500

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LOCATION

Situated on Blandford Road the property benefits from good transport connections. Blandford Road is an important route, linking the town and Port of Poole with the A35 dual carriageway at Upton.

Entrance to the premises is from Allens Lane, or Blandford Road which is a popular industrial destination in Poole. Surrounding occupiers include Lidl, Kwik Fit and Dovey.

DESCRIPTION

The property is constructed by means of a steel portal frame with clad elevations under a steel profile roof incorporating roof lights. Access to the property is by personnel entrance, sectional loading door (approx. 3.5m width by 4.9m height) or by double electric sliding doors. The accommodation is configured to provide open plan warehousing with 3 offices. The property provides the following specification:-

- Sectional loading access door approx. 3.5m width by 4.9m height.
- Three-phase electricity
- Gas space heater and destratification fans
- LED lighting
- 16 parking spaces
- 3 offices
- WC

ACCOMMODATION

The property provides the following approximate gross internal area.

Name	Sq ft	Sq m
Ground - Ground GIA	2,809	260.96
1st - First Floor Storage	498	46.27
Total	3,307	307.23

TENURE

The property is available by means of a new full repairing and insuring sublease for a term to be negotiated.

RENT

£22,000 per annum exclusive.

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



SUMMARY

Available Size	3,307 sq ft
Rent	£22,000 per annum exclusive
Business Rates	Rateable value: £15,500
EPC Rating	D (93)

VIEWING & FURTHER INFORMATION

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