



TO LET

Unit 1, Bailie House, Poole Road, Sturminster Marshall, Wimborne, BH21 4AE

Industrial /Warehouse Premises

- £14,000 per annum exclusive
- End of terrace unit
- Suitable for a storage use
- Available immediately
- Gross internal area approx. 229.47 sq m (2,470 sq ft)
- Located in a gated yard
- 5 car parking spaces

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LOCATION

The property is located in Sturminster Marshall with good access via the A350 to Poole town centre, (approx. 6 miles), Wimborne town centre (approx. 3 miles) and Blandford (approx. 8 miles).

DESCRIPTION

The property comprises an end of terrace unit of block work construction under a pitched roof. The premises is located in a gated yard and benefits from:

- Personnel door
- Fluorescent strip lighting
- Electric heaters
- On site car parking for 5 cars

ACCOMMODATION

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|--------------|--------------|---------------|
| Ground | 2,470 | 229.47 |
| Total | 2,470 | 229.47 |

TENURE

The unit is available on a new full repairing and insuring lease incorporating upward only rent reviews every 3 years.

RENT

£14,000 per annum exclusive.

The rent is exclusive of business rates, buildings insurance and utilities. The rent is payable quarterly in advance.

BUSINESS RATES

To be assessed.

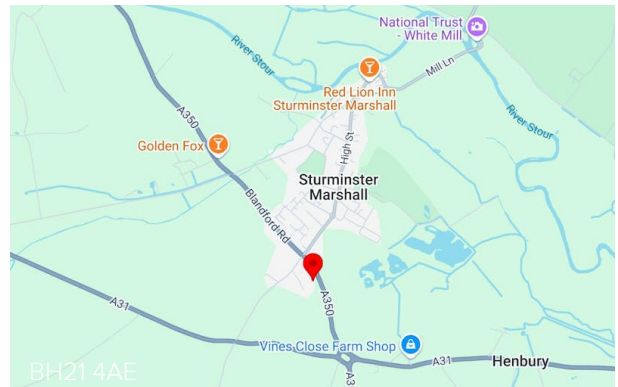
LEGAL COSTS

Each party to bear their own legal costs.

EPC

The premises has the following rating:

C (74)



SUMMARY

| | |
|-----------------------|-----------------------------|
| Available Size | 2,470 sq ft |
| Rent | £14,000 per annum exclusive |
| Business Rates | Upon Enquiry |
| EPC Rating | C (74) |

VIEWING & FURTHER INFORMATION

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