



Available

38 Banbury Road, Nuffield Industrial Estate, Poole, BH17 0GA

Industrial Unit with 3 parking spaces

- Immediately Available
- Nuffield Industrial Estate
- Potential business rates exemption (subject to conditions)
- Rent £8,990 per annum exclusive
- Parking

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LOCATION

Banbury Road is located on the edge of the Nuffield Industrial Estate which is Poole's largest industrial area and benefits from direct access to the A3049 dual carriageway at Fleetsbridge roundabout and the A349 Waterloo Road.

The property is situated approximately 3 miles to the north of Poole Town Centre.

DESCRIPTION

The unit is a single storey factory unit constructed of cavity brick walls supporting a corrugated fibrous cement sheet roof. The unit sits within a development of similar units looking out onto a central courtyard providing car parking for the development.

On Ground Floor only, the Unit extends to 108.4 sq m,(1,167 sq ft) approx. and comprises:-

ACCOMMODATION

The property provides the following approximate gross internal area.

Name	Sq ft	Sq m
Ground - Whole	1,167	108.42

SPECIFICATION

We are advised of the following specification:-

- 3 car parking spaces
- Main Workshop
- WC
- UPVC double glazed windows
- Painted concrete floor
- Three phase electricity

TERMS

The unit is available by way of a new lease for a term to be agreed (subject to a minimum of 3 years).

RENT

£8,990 per annum exclusive.

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

USE

Motor and Leisure related activities will not be permitted.



SUMMARY

Available Size	1,167 sq ft
Rent	£8,990 per annum exclusive
Business Rates	Rateable Value: £7,400
EPC Rating	E (115)

VIEWING & FURTHER INFORMATION

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