



Unit 4 Stepnell Reach, 541 Blandford Road, Poole BH16 5BW

**TO LET**

Industrial/Warehouse Unit

**2,024 Sq Ft  
(188 Sq M)**

## DESCRIPTION

The property comprises a mid terrace unit of steel portal frame construction with part brick/part block and profile clad elevations. Internally the unit is fitted with a warehouse/storage area which can be accessed via a roller shutter loading door. The remaining part comprises of a kitchenette and WC facilities.

- ✓ 5.68m eaves height & loading door 3m (W) x 4.4m (H)
- ✓ 5 allocated parking spaces & visitor parking
- ✓ Kitchen & WC facilities
- ✓ Covered loading area
- ✓ 3 phase electric
- ✓ EPC - 61(C)

## LOCATION

Stepnell Reach is situated on a private estate off B3068 Blandford Road in Hamworthy, approximately two miles from Poole town centre. Blandford Road is a busy route which provides access to the Port of Poole and Poole town centre to the south and the A35 dual carriageway at Upton to the north.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground floor	2,024	188
<b>Total</b>	<b>2,024</b>	<b>188</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

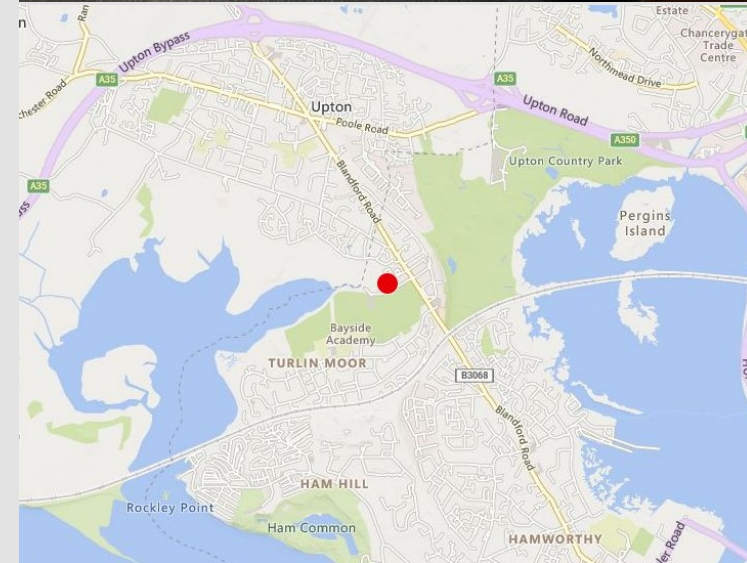
Rateable Value : £18,000.

## TERMS

The rent is £22,500 per annum and the premises are available by way of a new Internal Repairing and Insuring lease for a term to be agreed.

## ESTATE CHARGE

Applicable for the upkeep of the estate and common parts. Further details available on request.



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Regulated by RICS 16-Jun-2025

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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