



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

1 WOLTERTON ROAD POOLE DORSET BH12 1LR



Industrial Premises TO LET

- Corner Position warehouse with external storage and parking to the front and secure yard to the side
- Gross Internal Area: 6,226 sq.ft. (578 sq.m.)

**Lease Assignment
£42,000 p.a.**

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

Wolterton Road is located just off Bourne Valley Road. In the immediate vicinity there is a mix of both office and industrial occupiers including Branksome Business Park, Coy Pond Business Park and The Generator.

Wolterton Road is centrally positioned within the conurbation with good road communications throughout both Bournemouth and Poole. Bournemouth Town Centre is located approximately 2 miles to the east and Poole Town Centre is 3 miles to the west.

The subject property occupies a prominent corner position at the junction of Dalling Road and Wolterton Road

The property comprises an industrial unit with covered loading bay to the side. There is a single storey office at the front of the building. Hardstanding to the front and side. There are two roller shutter doors into the main workshop area. 12'05" (3.8m) to the underside of the trusses.

ACCOMMODATION

Main Building

Width	:	60'00" (18.29m)
Depth		99'00" (30.17m)
Including toilets and kitchenette		
Roller Shutter Door		16'10"(w) x 14'02"(h) (5.1m x 4.32m)
Roller Shutter Door		10'04"(w) x 10'07"(h) (3.14m x 3.22m)
Single Storey Extension		12'10" x 22'06" (3.91m x 6.85m)
Including office, lobby and toilet		

Gross Internal Area	6,226 sqft (578 sq.m) Approx.
Covered Loading Bay	16'10" x 39'00" (5.10m x 11.88m)

Outside

Hardstanding across the front and side of the building. Palisade fencing providing a secure yard to the side. Gated entrance at the rear of the site into the secure yard

RATEABLE VALUE - £25,750 (previously £20,750)

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

EPC—Rating C

PLANNING

Currently used by a logistics company which falls under Use Class B8

Permitted Uses under the Lease Use Class B1 (now User Class E(g)(iii)) or Class B8 Warehouse and distribution.

TENURE

The property is held by way of a 10 year lease from 14th January expiring 13th January 2029.

The landlords hold a 3 month rent deposit

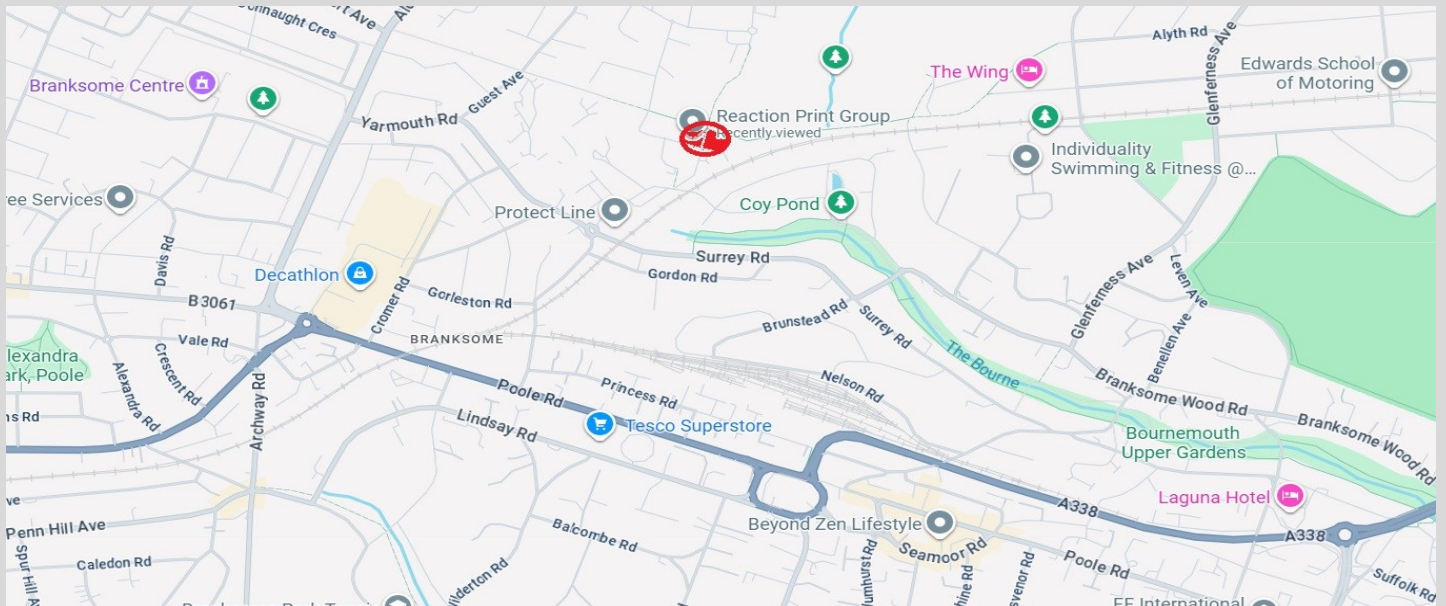
The landlords have indicated that a new lease may be available

VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

Tel: 01202 551821

Website: www.ellis-partners.co.uk



MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.