

PROMINENT INDUSTRIAL/WAREHOUSE UNIT

496 Blandford Road
Poole
BH16 5BN

TO LET



440 SqM (4,750 SqFt)

WATTS | HOLT
COMMERCIAL AGENTS AND SURVEYORS

DESCRIPTION

An end-terrace industrial unit offering a versatile combination of warehouse, production and office accommodation, extending to approximately 4,690 sq ft (436 sq m). The property benefits from generous internal height, extensive roof glazing providing exceptional natural light, a large electrically operated roller shutter door and quality office accommodation incorporating reception, private offices, kitchen and male and female WC facilities.

Externally, the unit enjoys a substantial forecourt providing excellent loading together with generous on-site parking to the front and side of the property. The unit also benefits from a 100A three-phase electricity supply, making it suitable for a wide range of industrial, warehouse, trade counter and manufacturing occupiers.

LOCATION

The property occupies a prominent corner position on the well-established Blandford Road Industrial Estate. The estate is home to a wide variety of industrial, trade counter and warehouse occupiers and benefits from excellent access to the A35 Blandford Road, providing convenient links to Poole town centre, the Port of Poole, Bournemouth and the wider Dorset conurbation.

The surrounding area is a well-established commercial destination with a mix of local and national occupiers, making it a popular location for industrial, manufacturing, storage and trade counter businesses. Provides excellent access to Ashley Cross, Poole Town Centre and Bournemouth whilst benefiting from strong local amenities and transport links.

TENURE

Available by way of a new Full Repairing and Insuring Lease on terms to be agreed

RENT

£43,000 per annum exclusive.

PLANNING

We understand that the unit has planning consent for Class B2 Industrial

All interested parties are encouraged to contact BCP Council planning department (01202 123321) with respect to the authorised use of the property

BUSINESS RATES

The property is currently assessed with a **Rateable Value** of £32,500. Interested parties are advised to make their own enquiries with the local authority or the Valuation Office Agency to confirm the rates payable and the availability of any reliefs.

For more information visit:

<https://www.gov.uk/introduction-to-business-rates>

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/buyer prior to instructing solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

IMPORTANT NOTE

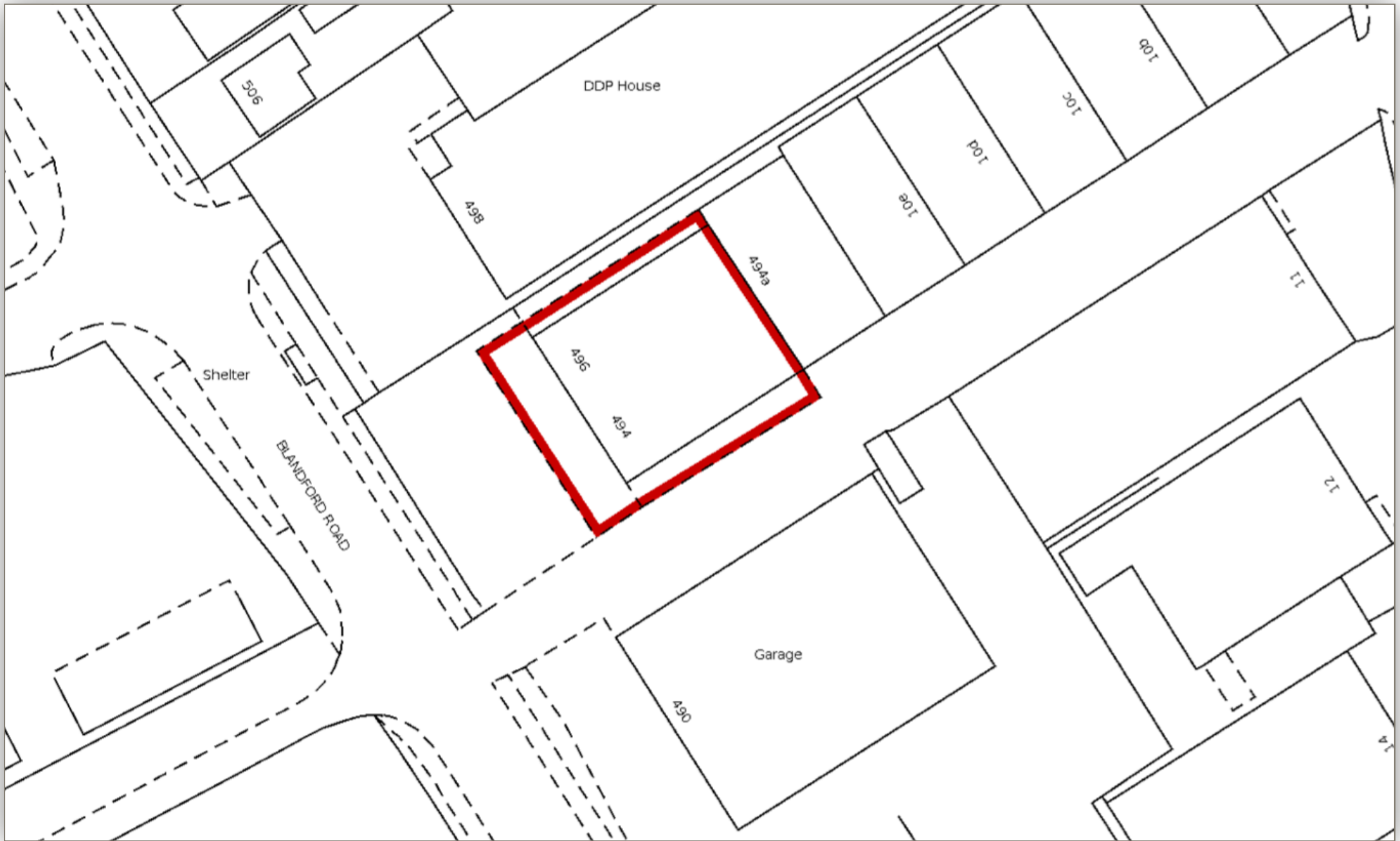
At no time has a structural survey been undertaken, and appliances have not been tested.

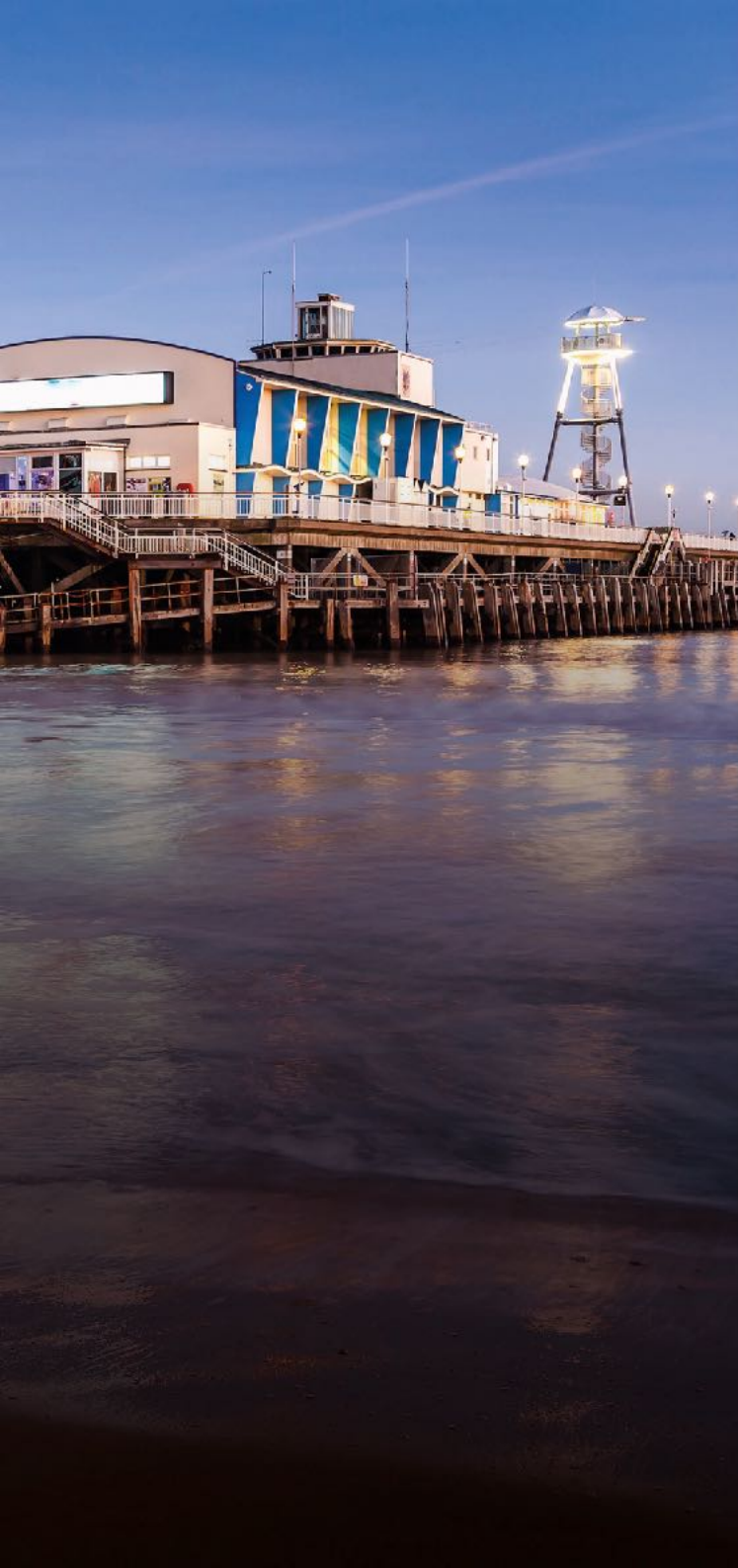
These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not constitute an offer or form part of any contract.

EPC

Ordered and awaited







TRUST, DILIGENCE AND COMMERCIAL SAVVY

Making a name for ourselves on the South Coast by winning your trust. Watts Holt is a multi-disciplinary agency and consultancy based on the South Coast with years of experience in all aspects of commercial property.

We provide advice on valuations, lettings and sales of all commercial property, including shops, offices, industrial units and land, both locally and nationally. As well as providing a full building consultancy service to small and large clients, covering all aspects of the built environment.

Our extensive market knowledge and prompt approach to matters have earned us the reputation as one of the most active agencies in the area, with clients from multinational property corporations to the smallest investor looking to maximise the value of their portfolio.

With our RICS-regulated surveyors, we provide all clients with a professional and commercial service designed to suit their specific needs and have a wide range of experience in dealing with various building types and construction projects.

Arrange a viewing today

01202 461 586 | hello@wattsholt.com

WATTS || HOLT

01202 461 586 | hello@wattsholt.com | wattsholt.com
THE YARD | LOCH ROAD | POOLE | BH14 9EX