



520 Wallisdown Road
Bournemouth, BH11 8QE



Europcar
Car & van
rental



REPAIRS
WORKSHOP

TO LET

Prominent Industrial Warehouse
Excellent Location off Wallisdown Road
13,843 ft² 1,286(m²)

Description

520 Wallisdown Road is a prominent industrial unit/ showroom with excellent visibility from the main road. The unit is constructed of steel portal frame with brick, glazed and sheet metal profile elevations. There are engineered lattice/open web steel trusses which allow for an open span warehouse floor. The property benefits from 3 electric roller shutter loading doors, one at the front 3.57m wide by 2.92m high and two on the north eastern elevation both 3.93m wide by 4.9m high. The property benefits from 4.87m to the haunch and 5.18m to the ridge.

There is 3 phase power. The lighting is mostly LED. There are staff WC's and a kitchen/ break out space.

Specification

- Prominent industrial/ trade counter building
- Large open span warehouse
- Excellent visibility from Wallisdown Road
- LED Lighting
- 3 Roller Shutter Loading Doors
- 4.87m haunch height
- 5.18m ridge height
- 9 car parking spaces plus loading
- EPC Rating (TBC)



Floor Area	Sq Ft	Sq M
Warehouse	13,843	1,286
TOTAL (GIA)	13,843	1,286







Location

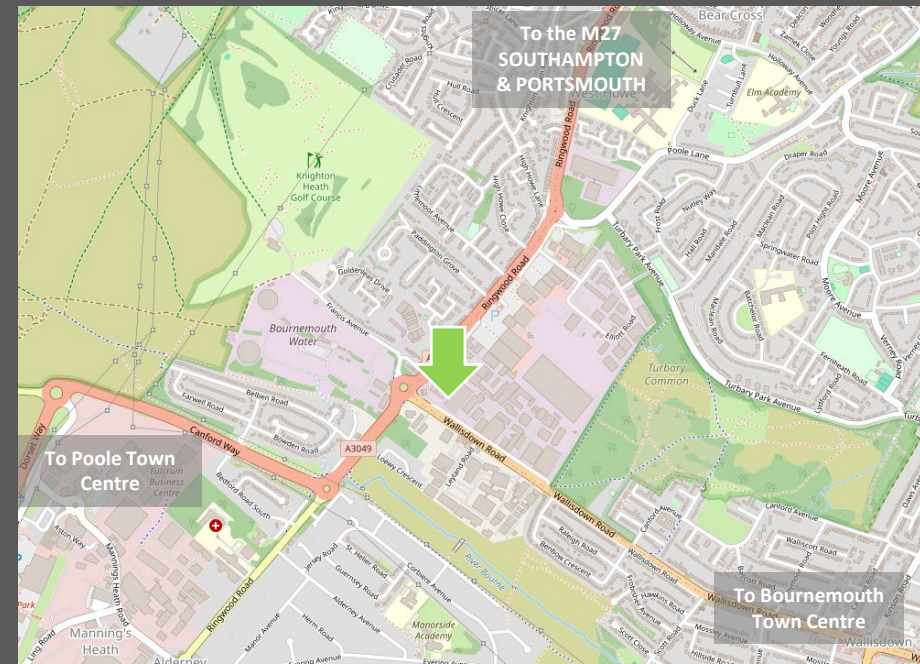
Wallisdown Road is an established industrial and trade counter estate. The property is located at the North Western end of the estate just off Wallisdown Roundabout which connects the estate to the A348 Ringwood Road, providing onward connection to the A35 and A31. Local occupiers include Henty Kia and Henty Skoda, Europcar and Eurocell.

Terms

The property is available by way of a new fully repairing and insuring lease at an initial rent of £125,000 per annum exclusive.

Business Rates

The Rateable Value is £149,000 from April 2026. <https://www.tax.service.gov.uk/business-rates-find/search>.



Destinations	Miles
Bournemouth Town Centre	3.8
Poole Town Centre	5.4
Port of Southampton – Dock Gate 20	30.0
Bournemouth International Airport	6.3
M27 J1	26.0
M3	30.0

520 Wallisdown Road, Bournemouth

SAT NAV: BH11 8QE

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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