



## **INDUSTRIAL / STORAGE UNIT WITH YARD** **AVAILABLE ON SHORT TERM LICENCE**

**Part Former Syngas Building, Canford Recycling Centre,  
Arena Way, off Magna Road, Poole BH21 3BW**

**4,138 sq.ft. (384.4 sq.m.)  
plus parking / yard**





## Property / Access

The property comprises half of a 10m modern high-bay warehouse at the rear of Canford Recycling Centre, accessed via Arena Way from the A341 Magna Road. The property is a mile west of Bearwood and within 2 miles of the A31 and Wimborne Minster.

The unit has parking for a number of vehicles in front of the building and is served by a 6m x 5m powered roller shutter door and LED lighting.

Please note that the unit contains a section of redundant Landlord Plant excluded from the floor area / licence fee.

Access is during normal operating hours only.

## Services

Electricity and water are available (both metered and billed monthly in arrears). There is no mains drainage.

WC facilities are available in a separate building.

## Terms / Licence Fee

The property is immediately available by way of a new 6-month Licence Agreement from the Licensor.

The Licence Fee is paid monthly and includes buildings insurance and estate charge. VAT may be applicable.

The Licensee is advised to make their own enquires of the Rating Department of Bournemouth, Christchurch and Poole (BCP) Council regarding business rates.

Each party to cover their own legal costs in any transaction. The Landlord may require a deposit or surety.

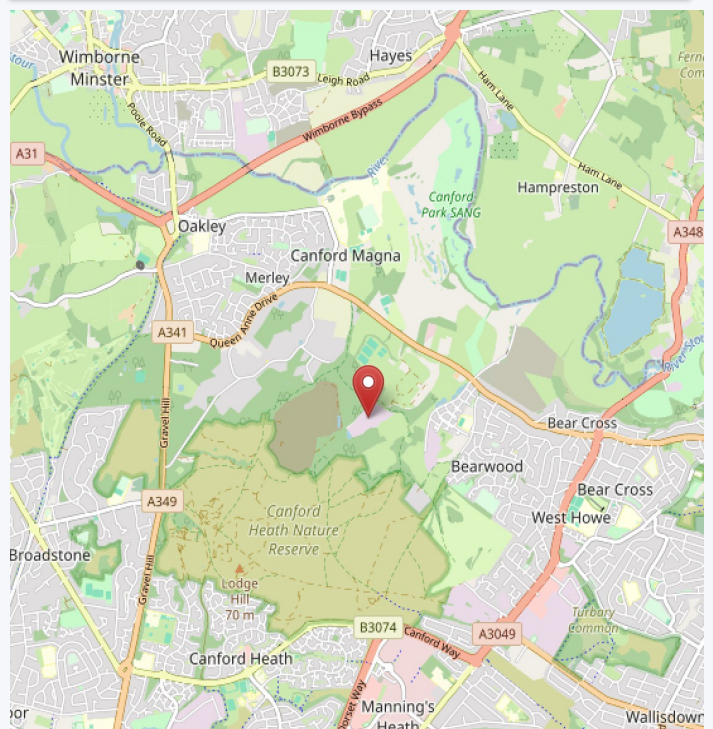
Additional yardage may be available by separate negotiation.

## EPC

Please contact the Agents.

## Viewing

Viewing strictly through the Agents.



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