



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS



INDUSTIAL PREMISES TO LET

Available on a new lease at £80,000 p.a. plus VAT

📍 1 DALLING ROAD, BRAKSOME, POOLE, BH12 1DJ



KEY FEATURES

- Warehousing at ground floor level and offices at lower ground floor
- Loading bay and separate parking areas
- Detached brickbuilt industrial unit
- Total Gross Internal Area: 11,455 (1,064 sq.m.) sq.ft. approx.

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✉ bhcommercial@ellis-partners.co.uk

☎ 01202 551821

SITUATION & DESCRIPTION

Dalling 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.

Dalling Road is centrally positioned within the conurbation with good road communications across 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 a brick elevation industrial unit arranged over ground and lower ground floor levels. The ground floor is predominantly workshop space. The lower ground floor comprises modernised offices that have been provide 6 individual offices, kitchenette, server room and cloakrooms.

Outside there is a loading bay at ground floor level and at lower ground floor level customer and staff parking.

RATEABLE VALUE

The current rateable value as of the 1st of April 2026 is £41,000 (previously £35,000)

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 -

Rating C

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ACCOMMODATION

Ground Floor

Width : 87'09" (26.74m)

Depth ; 110'06" (33.68m)

Including cloakrooms and showers

Roller Shutter Doors 7'08"(w) x 8'06"(h) (2.33m x 2.59m)

Lower Ground Floor 15'07"x110'06" (4.75m x 33.67m)

Comprising reception area, 6 offices, server room, kitchenette and cloakroom

Ground floor factory - 9,740 sq.ft.

Lowr ground floor offices - 1,715 sq.ft.

Total gross floor area: 11,455 sq.ft. (1064 sq.m.) approx.

Outside

Hardstanding loading bay at ground floor level

Lower Ground floor parking area

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TENURE

Available on a new lease with terms to be negotiated at a rental of £80,000 per annum.

Upon terms being agreed and the property being placed under offer, the applicant will be required to pay £700 (plus VAT) as a non-refundable application fee for the administration of the transaction and if required standardised tenancy documents.

In addition, we are legally required to carry out anti-money laundering checks (AML) on the tenant, purchaser or director of a Limited company. There is an administration fee of £30.00 plus VAT for each AML check.

LEGAL FEES

The incoming tenant will be responsible for their own legal fees.

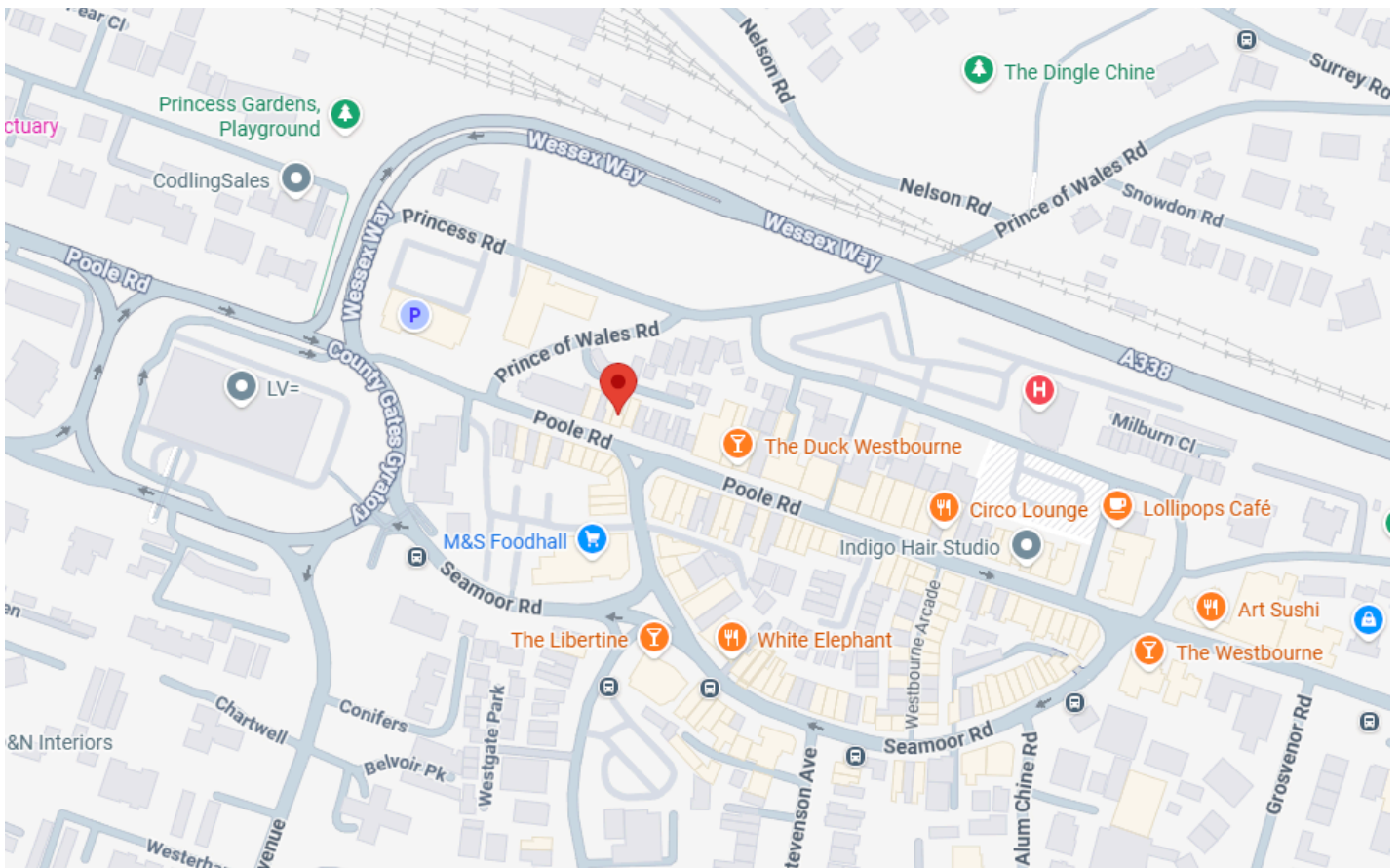




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MAP LOCATION

© Google Maps



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.

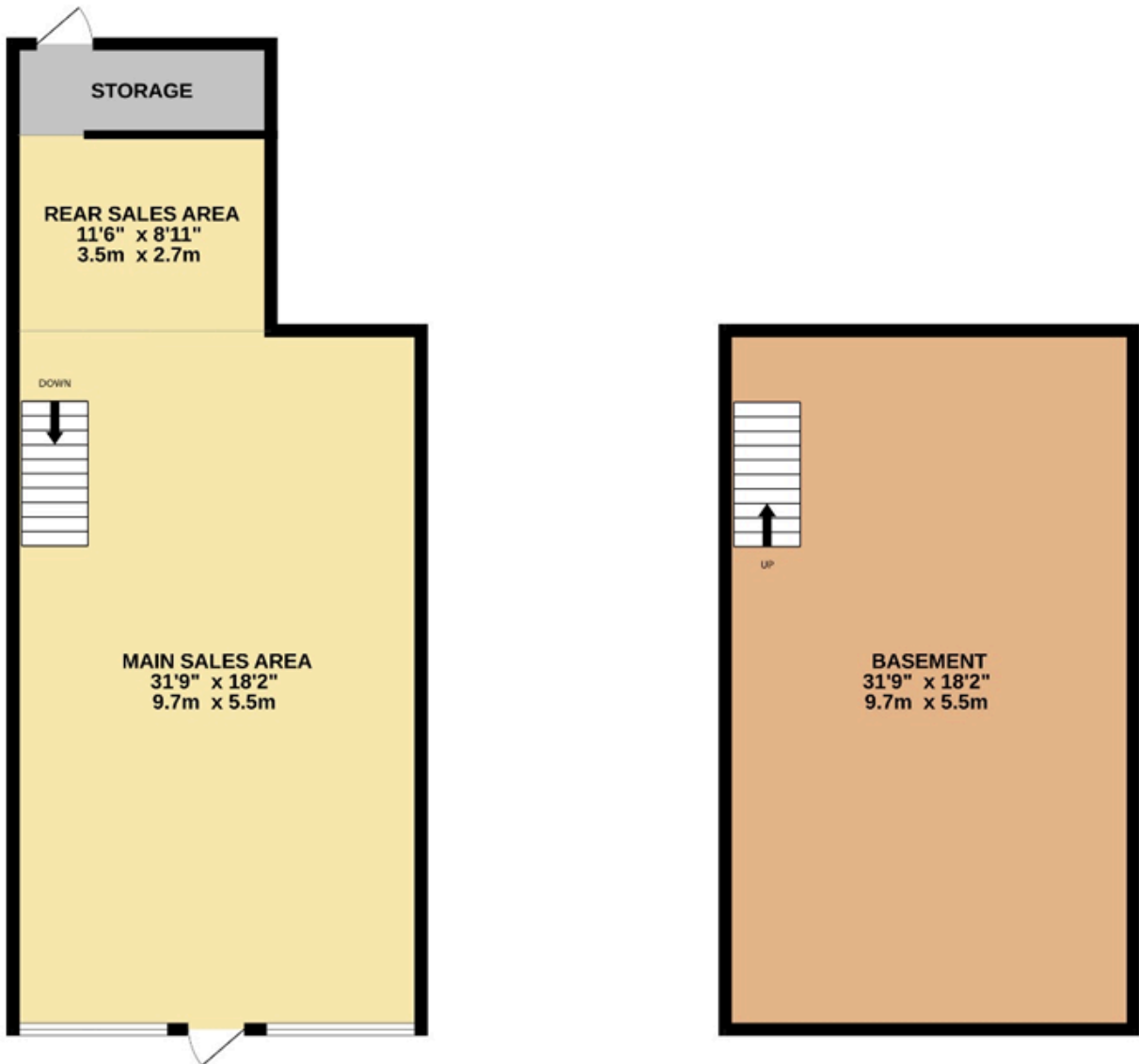
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TOTAL FLOOR
1304 sq.ft. (121.1 sq.m.) approx.



TOTAL FLOOR AREA: 1304 sq.ft. (121.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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