



Units 10 & 11 Stepnell Reach, Blandford Road, Poole BH16 5BW

TO LET

Industrial Premises With Secure Yard

**5,006 Sq Ft
(465 Sq M)**

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DESCRIPTION

The property comprises an end of terrace unit of steel portal frame construction with part brick/part block and profile clad elevations and a profile sheet roof with translucent panels. Internally the unit is fitted with a warehouse/storage area which is accessed via a roller shutter loading door. The remaining part comprises a mixture of office, kitchenette and WC facilities over two floors. Externally the property has the benefit of a secure yard with ample parking and loading.

- ✔ Gas Central Heating
- ✔ 6.30m Eaves
- ✔ Loading Door 3m(w) x 4.4m (h)
- ✔ Loading area
- ✔ Secure yard
- ✔ Kitchenette and WC facilities

LOCATION

Stepnell Reach is situated off B3068 Blandford Road in Hamworthy, approximately two miles from Poole town centre.

Blandford Road is a busy route which provides access to the Port of Poole and Poole town centre to the south and the A35 dual carriageway at Upton to the north.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor		
Warehouse/Offices	3,897	362
First Floor Offices/Ancillary	1,109	103
Total	5,006	465

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

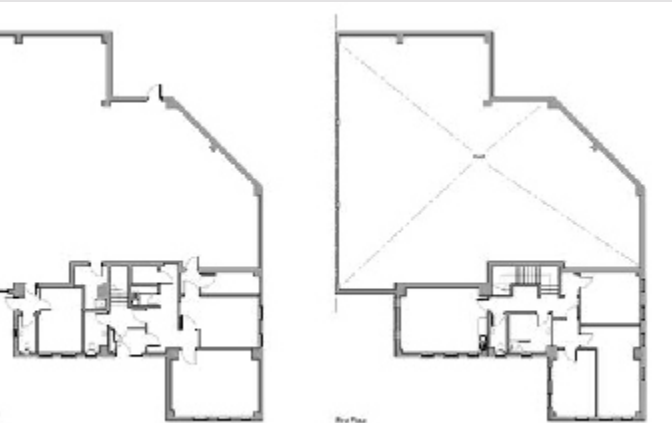
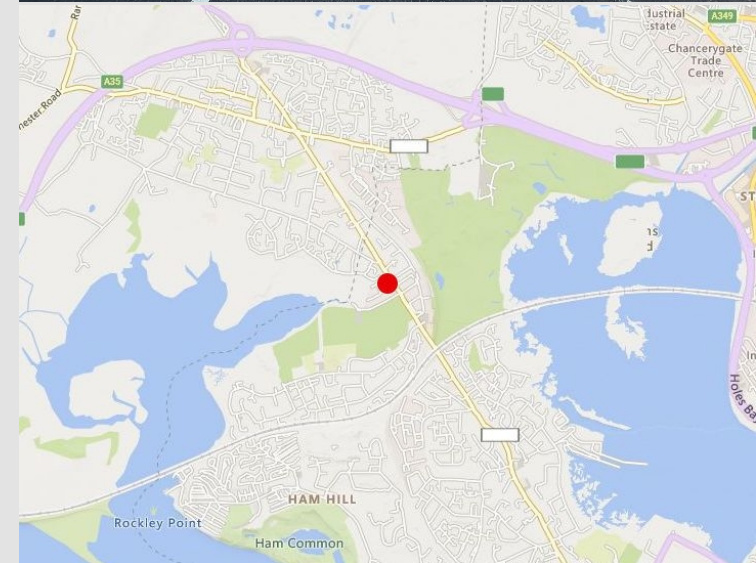
For business rating information please visit the Valuation Office Agency website www.vo.gov.uk.

TERMS

The rent is £55,000 per annum and the premises are available on a without prejudice basis by way of a new Full Repairing and Insuring Lease for a term to be agreed.

EPC

Energy Performance Asset Rating is C-72



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Regulated by RICS 03-Feb-2025

VIEWING & FURTHER INFORMATION

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