NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants

TO LET

INDUSTRIAL/ WAREHOUSE PREMISES

Units 4,5 and 6
565 Blandford Road
Hamworthy
Poole
BH16 5BW

1,256 / 1,835 / 2,303 sq ft
117/ 170 / 214 sq m

Approx. gross internal areas.

Unit 4

Unit 6

01202 556491
www.nettleshipsawyer.co.uk

Heliting House, 35 Richmond Hill, Bournemouth, BH2 6HT

LOCATION

The properties are located on a small development of industrial/warehouse units, fronting and with access (via a service road) to Blandford Road (B3068), Hamworthy approximately 2 miles from Poole Town Centre.

Blandford Road is an important route linking the town and Port of Poole with the A35 dual carriageway at Upton.

DESCRIPTION

Three mid terrace adjoining industrial units available together or individually. Each property is constructed of brick/block elevations with a steel portal frame, supporting a pitched roof with translucent daylight panels and benefits from a personnel entrance door and sectional up and over loading door.

Units 4 & 5 have the benefit of a WC and office accommodation on a mezzanine floor (we have no confirmation that the mezzanines have any relevant statutory consents).

Outside, each property has a concrete loading apron.

PLANNING

In accordance with our normal practice we advise all interested parties to make their own enquiries through the planning Department of BCP Council (Poole tel. 01202 633633) in connection with their own proposed use of the property.

SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

BUSINESS RATES (source: www.voa.gov.uk)

Rateable Value:

Unit 4 - £10,500 (1 April 2017 - present)
Unit 5 - £16,500 (1 April 2017 - present)
Unit 6 - £8,900 (1 April 2017 - present)

ACCOMMODATION

Measured on a gross internal basis:

Unit 4

Ground floor	1,835 ft^2	(170 m^2)
Mezzanine office/store	662 ft^2	(61 m^2)

Unit 5

Ground floor	2,303 ft^2	(214 m^2)
Mezzanine office, WC, store	964 ft^2	(90 m^2)

Unit 6

Ground floor	1,256 ft^2	(117 m^2)

Please note we have no confirmation the mezzanine floors have any relevant statutory consents and are restricted height in parts.

TENURE

The units are available individually or combined to let on new full repairing and insuring leases for a term to be agreed incorporating 3 yearly rent reviews.

RENT

Unit 4 - £14,250 plus VAT per annum exclusive.
Unit 5 - £16,125 plus VAT per annum exclusive.
Unit 6 - £10,500 plus VAT per annum exclusive.

The rents quoted are exclusive of business rates, VAT, service charge, insurance premium and all other outgoings.

SERVICE CHARGE

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts etc.

We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings

ENERGY PERFORMANCE CERTIFICATE

Assessment - Units 4-6: Band D (99).

The full EPC and recommendations report are available on request.

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILILTIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-

NETTLESHIP SAWYER
01202 556491
NETTLESHIPSAWYER.CO.UK

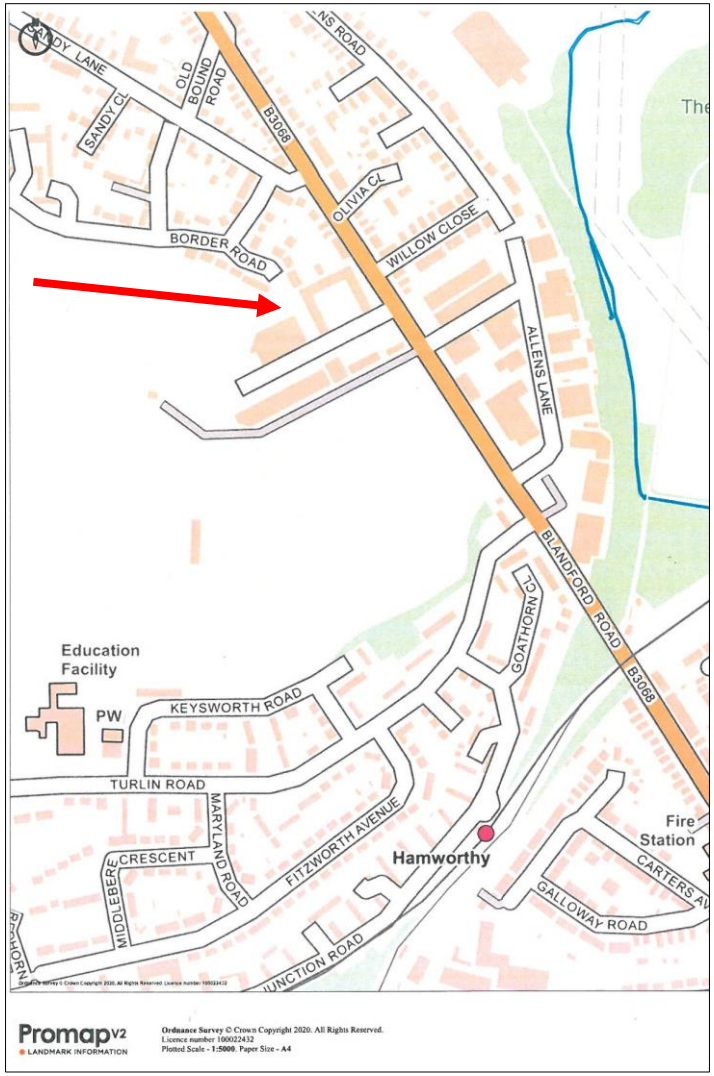
Steven Tomkins
stevet@nettsawyer.co.uk
01202 550246

Unit 4

Unit 4

Unit 5

Unit 5



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