

TO LET
MODERN TRADE COUNTER UNITS
2,547 – 6,603 SQ FT



NUFFIELD
TRADE CENTRE
NUFFIELD ROAD, POOLE BH17 0UF

**Lambert
Smith
Hampton**

NETTLESHIP
SAWYER

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WOLSELEY

LUSH
FRESH HANDMADE COSMETICS

Royal Mail

Honeywell

Nuffield Road

Magnet TRADE

FedEx

NUFFIELD TRADE CENTRE

the gym group

SMYTHS
Toy Superstore

Banbury Road

THE BIG
YELLOW
SELF
STORAGE

SOUTH COAST
Building Supplies

NHS
Dorset HealthCare
University
NHS Foundation Trust

A3049 Dorset Way



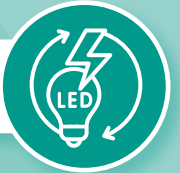
DESCRIPTION

Nuffield Trade Centre is well situated on a prominent site just off the A35 Dorset Way. The scheme provides modern, terrace units with energy efficient LED lighting throughout, up and over loading doors, allocated and visitor parking. Unit 5 has rooftop solar PV panels installed. The estate is well established with other occupiers including Hayley Group Plc and Bathroom Elegance.



Electric up and over door

3 phase electricity and LED Lighting



PV panels to Unit 5

6m minimum eaves height

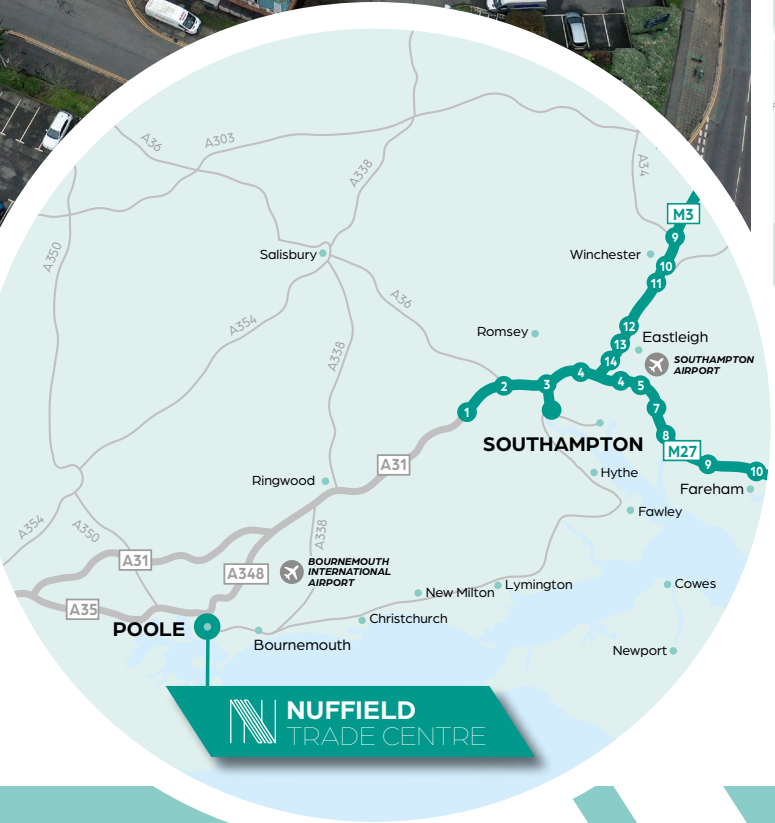
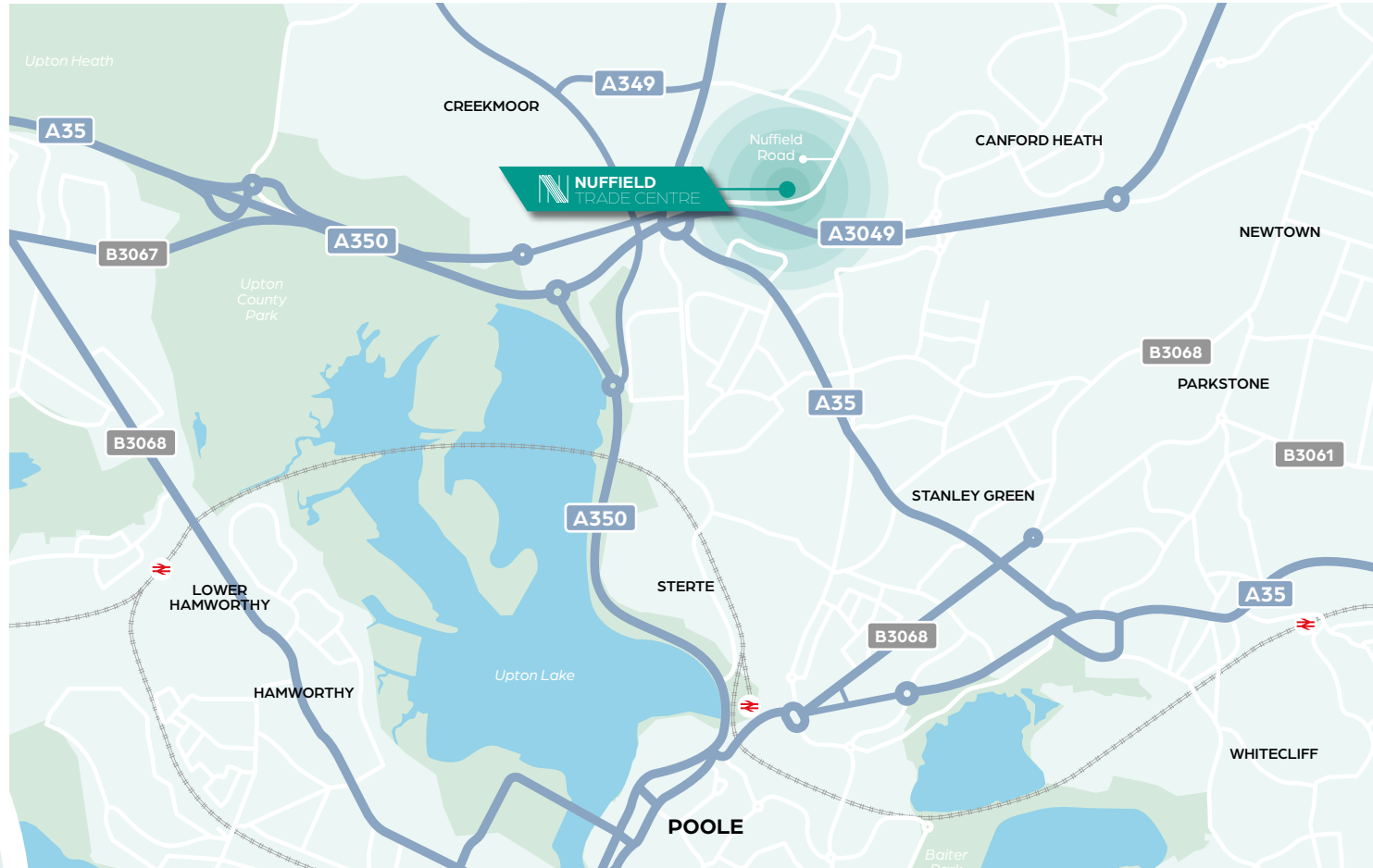


Disabled WC and shower facilities

Allocated and visitor parking



B2 & B8 planning use



LOCATION

Nuffield Trade Centre is on a prominent site at the entrance to the Nuffield Industrial Estate, just off the A35 Dorset Way which leads to the A3049 dual carriageway.

The A31 is within 4 miles, giving easy access to the M27 and M3 motorway links. Bournemouth International Airport is approximately 10 miles to the north east.



ACCOMMODATION

Gross Internal Areas	Sq Ft	Sq M	EPC Rating
Unit 5 Ground Floor Workshop	4,056	377	B(39)
Unit 6	2,547	236	New EPC to be undertaken
Total	6,603	613	



Unit 5





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.voa.gov.uk.

TERMS

Available to let on a new full repairing and insuring lease on terms to be agreed.



Unit 5



VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment:

Dan Rawlings

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07702 809 192

Steve Tomkins

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IMPORTANT INFORMATION

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