NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants

TO LET

MODERN LIGHT INDUSTRIAL PREMISES

Unit 26
Slader Business Park
Witney Road
Nuffield Industrial Estate
Poole, BH17 0GP

1,463 sq ft (136 sq m) approx. gross internal

*Plus mezzanine floor 1,115 sq ft (104 sq m)

Rent: £19,500 per annum exclusive





01202 556491
www.nettleshipsawyer.co.uk

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

LOCATION

The unit is located within a modern development at the end of Witney Road on the northern edge of the Nuffield Industrial Estate approximately 3 miles north of Poole town centre.

DESCRIPTION

The premises comprise a mid terrace unit constructed of brick / block lower elevations and profiled cladding above with a portal frame supporting a pitched roof incorporating daylight panels.

The property is currently arranged with a mezzanine floor over a large area of ground floor

Features include:-

- Personnel entrance door
- Ground floor office
- 2 WCs
- Teapoint
- Sectional up and over loading door measuring approx. 3m wide x 4m high
- Boarded mezzanine with first floor windows extending to approx. 1,115 sq ft (104 sq m) *
- Lighting
- Internal eaves height approx. 4.9m
- Concrete ground floor
- Security alarm
- Security shutters
- 3 allocated on-site car parking spaces

* **Agents Note**: The mezzanine floor can be removed by the landlord if not required

SERVICES

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



ACCOMMODATION

Ground floor		
Factory including office, WCs	1,463 sq ft	136 m^2
Mezzanine floor *	1,115 sq ft	104 m^2

Measured on a gross internal basis

TENURE

The premises are available to let on a new full repairing and insuring lease for a term to be agreed incorporating upward only open market rent reviews.

RENT

£19,500 per annum exclusive

The rent quoted is exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings.

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

Rateable Value: £21,750 (From 1st April 2026)

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 123321 in connection with their own proposed use of the property.

LEGAL COSTS

Each party is to bear their own legal costs incurred in the transaction.

SERVICE CHARGE

The premises are subject to a service charge in respect of the upkeep, management and maintenance of common parts of the Estate. We are advised the current budget for Unit 26 is £222.78 plus VAT per annum.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band D (89).

The full EPC and recommendations report are available on request.

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.

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.

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

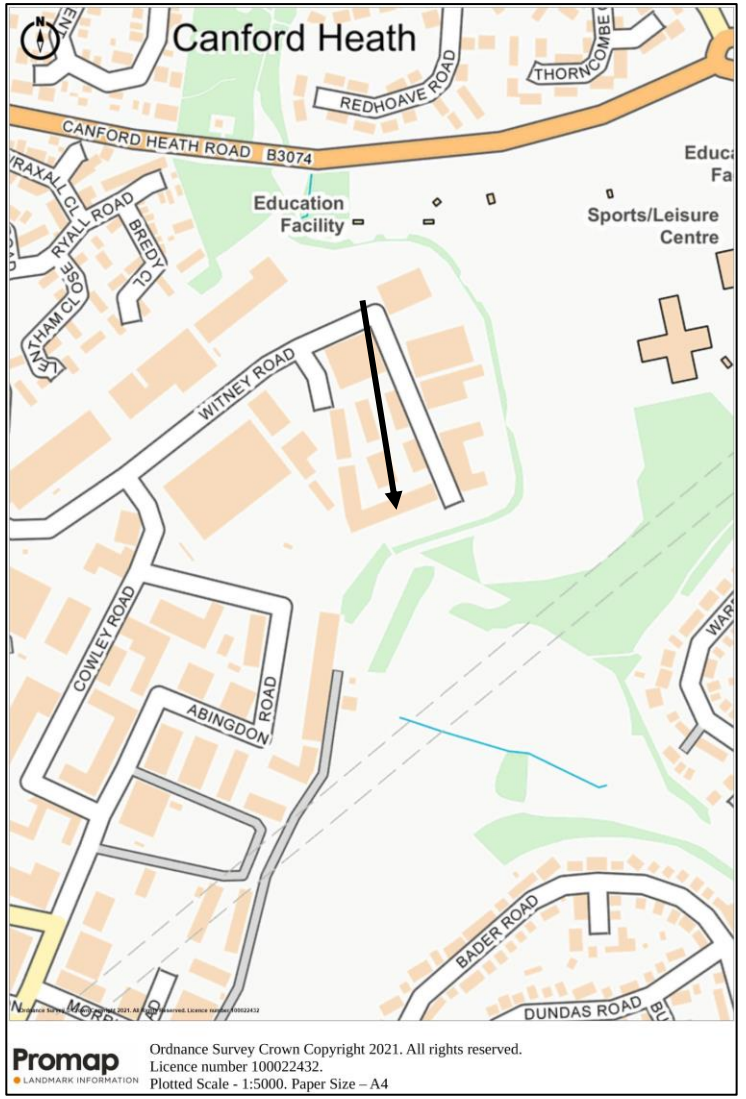
CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed **HERE**







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