

TO LET

Well Located Office/Warehouse Unit

Unit 3, 502 Wallisdown Road, Bournemouth, Dorset BH11 8PT

Key Features

- Gross Internal Area - 7,863 Sq. Ft. (730.79 Sq. M.)
- Ground and First Floor Offices with Full Height Warehouse Space
- Three-Phase Electrical Supply
- Conveniently Located Along Wallisdown Road
- Available by Way of a New Lease at a Rental of £60,000 per annum, Exclusive



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Minster Chambers, 43 High Street, Wimborne, Dorset, BH21 1HR

Location

The property is situated on the north side of the main A3049 Wallisdown Road close to the junction with the A348 Ringwood Road approximately 4 miles from the town centres of both Poole and Bournemouth. As such the premises are well located to draw trade from the whole of the conurbation and beyond.

Description

The property comprises a front office block used as the property's main entrance, this benefits from office space across both ground and first floor. At the rear of the property is the full height warehouse space with manual roller shutter (3.4m wide by 3.36m high) with an eaves height of 3.8m high and ridge height of 6m.

At the front of the property, there is some forecourt parking along with some allocated parking spaces on the opposite side of the road (totaling around 7 parking space).

/// What3words: cage.dragonfly.professed

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £60,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor Front Office	1,217	113.11
Warehouse	5,445	506.02
First Floor Office	1,201	111.66
Total Gross Internal Area	7,863	730.79

Areas stated on a Gross Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

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VAT

We understand that VAT is not payable, however all parties are advised to make their own enquiries into the matter.

Planning

All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating D (76)

Rateable Value

Rating - TBC

Source www.gov.uk/find-business-rates

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.





Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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