

TO LET

OFFICE/WAREHOUSE UNIT

1-2 Benson Road
Nuffield Industrial Estate
Poole, BH17 0GB



299 Sq.M. (3,217 Sq.Ft.)
£32,000 per annum exclusive

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DESCRIPTION

Recently refurbished at huge cost and to an impressive level the premises comprise an end-terrace unit of brick/blockwork construction beneath a pitched, profile sheet roof.

Benefiting from private forecourt area and main road prominence the unit would suit a number of trade, retail or office users as well as traditional warehouse/industrial unit occupiers.

The unit has been fitted with suspended ceilings, carpet and hard flooring throughout but can be returned to a more industrial use. Reception and individual offices have been installed to the front of the unit and although blocked up it has two loading doors.

The unit is provided with the following features: -

- Three Phase Power, mains gas and water
- Allocated & Visitor Parking
- Male and Female WC
- Reception and offices
- Electric and Manual Roller Shutter Doors
- Central Location with Great Prominence

LOCATION

Benson Road is accessed directly from the main Nuffield Road towards the Dorset Way entrance of the Nuffield Industrial Estate in Poole (see map). The Nuffield is Poole's largest industrial estate and is located approximately 2 miles from Poole Town Centre. Easy access is provided to the A3049 Dorset Way which in turn connects to the major road networks throughout the conurbation and beyond.

TENURE

The premises are available to rent by means of a new FRI lease for a term to be agreed.

RENT

£32,000 per annum + VAT, exclusive of business rates and service charge.

PLANNING

We understand that the unit has planning consent for: Class E (Commercial Use)

In accordance with our usual practice all interested parties are encouraged to contact Poole Borough Council, planning department (01202 123 321)

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AWAITING EPC

SERVICE CHARGE

Estate premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

LEGAL COSTS

Each party to bear their own in this transaction.

VIEWINGS

Strictly by prior appointment through the agents, Watts Holt.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Purchasers or Lessees must satisfy themselves as to the incidence of VAT in respect of any transaction

RATES

We understand that the rateable value is £17,499 per annum. The current standard non – domestic multiplier is 46.6p

The Government has doubled Small Business Rate Relief. Eligible occupiers may benefit from having a significantly reduced liability for Uniform Business Rates (up to 100% relief where properties have a rateable value of £12,000 or less) during this period.

Interested parties are advised to obtain confirmation of the rateable value and rates payable from the local authority.

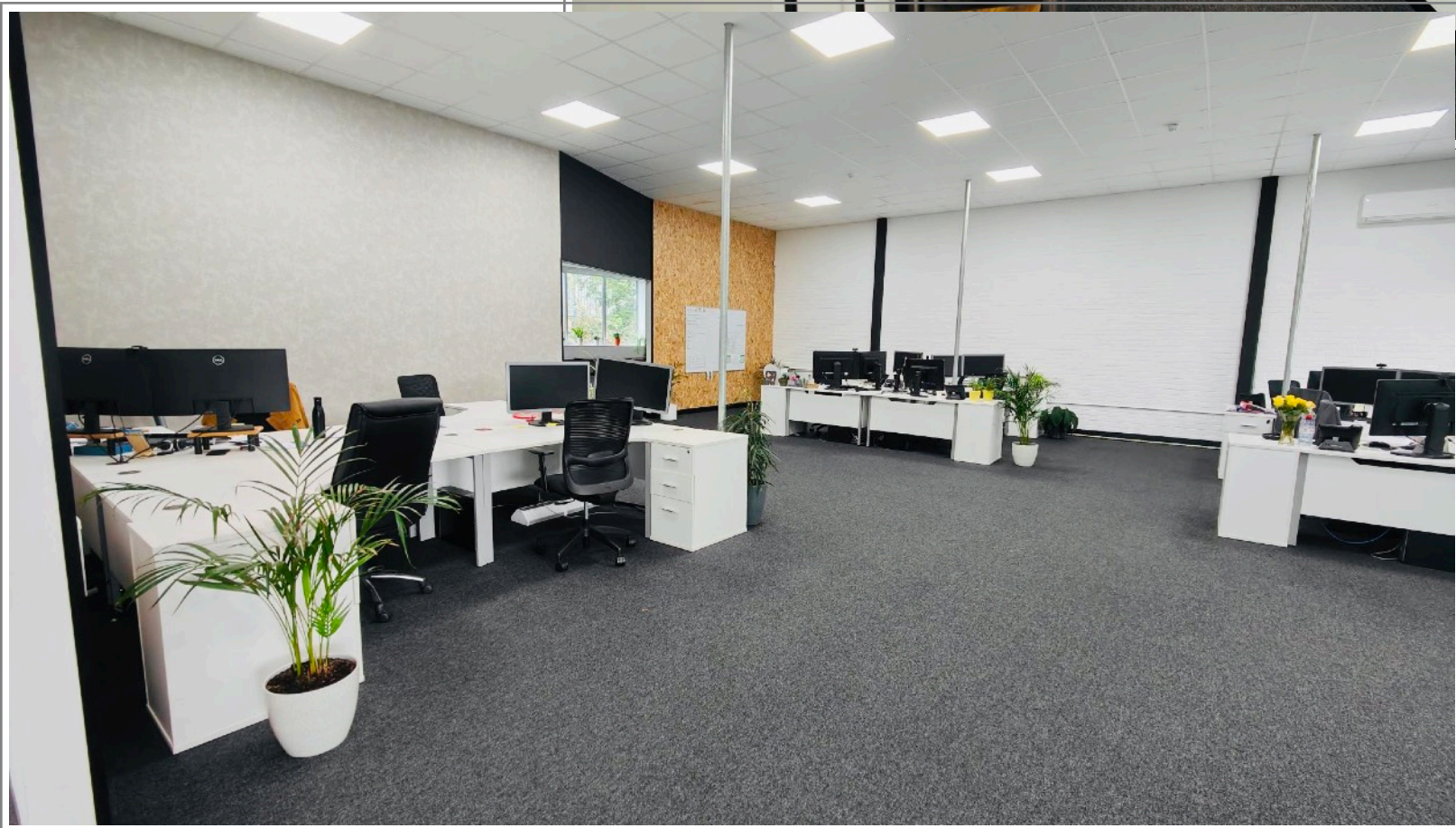
For more information visit:

<https://www.gov.uk/introduction-to-business-rates>

IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties must satisfy themselves as necessary as to the integrity of the premises and condition therein







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We provide advice on valuations, lettings and sales of all commercial property, including shops, offices, industrial units and land both locally and nationally. As well as providing a full building consultancy service to small and large clients, covering all aspects of the built environment.

Our extensive market knowledge and prompt approach to matters has earned us the reputation as one of the most active agencies in the area, with clients from multi-national property corporations to the smallest investor looking to maximise the value of their portfolio.

With our RICS Regulated surveyors, we provide all clients with a professional and commercial service designed to suit their specific needs and have a wide range of experience in dealing with various building types and construction projects.

Arrange a viewing today

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