

# TO LET INDUSTRIAL UNIT

195 Sq.M.  
(2,100 Sq.ft.)

31 Kennington Road  
Nuffield Industrial Estate  
Poole  
BH17 0GF



**WATTS | HOLT**  
COMMERCIAL AGENTS AND SURVEYORS

## DESCRIPTION

A well-presented industrial/business unit on the established Nuffield Industrial Estate, offering practical ground-floor industrial/storage accommodation together with a high-quality, fitted first-floor office suite.

The accommodation extends to approximately 195 sq m (2,100 sq ft) over ground and first floor.

The property benefits from dedicated forecourt parking and upgraded office accommodation incorporating open plan offices, a meeting room/boardroom, glass partitioning, suspended ceilings, LED lighting, security cameras and air conditioning.

Staff facilities include a modern kitchenette and WC. The unit is ready for immediate occupation with minimal further outlay and would suit a range of occupiers, including light industrial, trade counter, professional services or design-led businesses (STP).

## LOCATION

Accessed via Kennington Road, the unit also offers great prominence on Hatch Pond Road, which is one of the main routes onto Nuffield Industrial Estate. The estate connects directly to the A3049 Dorset Way dual carriageway at the Fleetsbridge Interchange. This strategic location offers direct links to the A35/A31 and M27/M3 motorways, roughly 3 miles from Poole town centre.

## RENT

**£20,000 per annum** exclusive of VAT, insurance, business rates and service charge where applicable.

## TENURE

Available by way of a new Full Repairing and Insuring lease for a term to be agreed.

## PLANNING

We understand the property has consent for Class E (Commercial). Interested parties are advised to make their own enquiries with the Local Planning Authority.

## EPC

C - 67





## BUSINESS RATES

The VOA website confirms a rateable value of £11,250

Eligible occupiers may benefit from having a significantly reduced liability for Business Rates (up to 100% relief where properties have a rateable value of £12,000 or less) during this period. Applicants must check their eligibility and entitlement to any related benefits with the relevant Local Authority.

## LEASE COSTS

Watts Holt can prepare a new tenancy agreement for a term of up to three years at a cost of £350 plus VAT to the incoming tenant, or alternatively, a tenancy agreement for a term of up to six years can be prepared in-house at a cost of £550 plus VAT to the incoming tenant.

## FINANCE ACT 1989

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

## IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract.





## TRUST, DILIGENCE AND COMMERCIAL SAVVY

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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 multinational property corporations to the smallest investor looking to maximise the value of their portfolio.

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Arrange a viewing today

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