TO LET

INDUSTRIAL/STORAGE UNIT

7 Benson Road
Nuffield Industrial Estate
Poole, BH17 0GB

110 Sq.M. (1,184 Sq.Ft.)
£12,000 per annum exclusive

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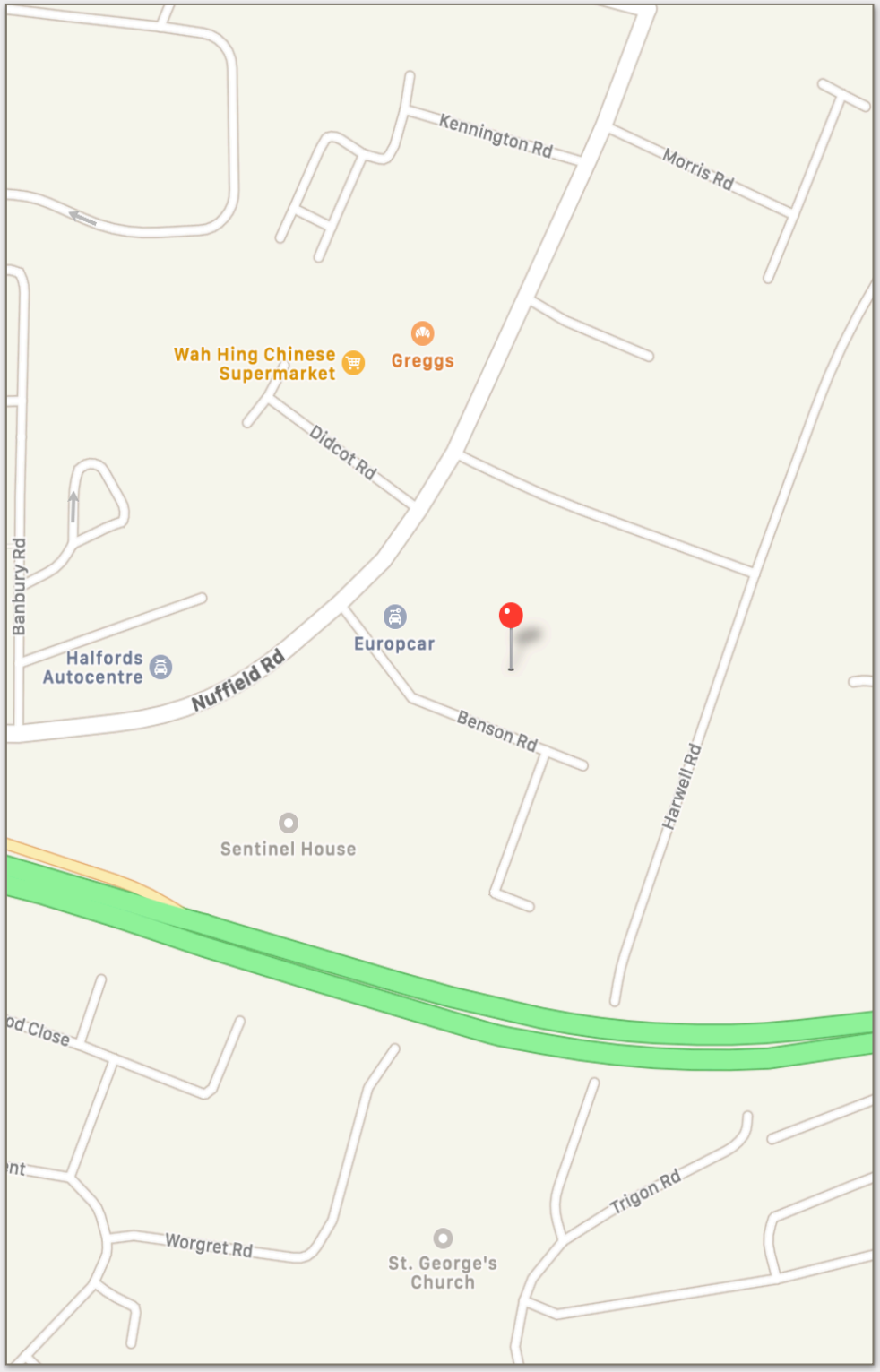

DESCRIPTION

The premises comprise a mid terrace unit of brick/blockwork construction beneath a pitched, profile sheet roof. The unit is provided with the following features: -

- Three Phase Power, mains gas and water
- Allocated & Visitor Parking
- WC
- Managers Office
- Electric Roller Shutter Door
- Low Estate Charges
- Central Location

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

£12,000 per annum + VAT, exclusive of business rates and service charge.

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.

PLANNING

We understand that the unit has planning consent for: B1 (Business) B2 (General Industrial) and B8 (Storage and Distribution)

In accordance with our usual practice all interested parties are encouraged to contact Poole Borough Council, planning department (01202 633 633) with respect to the authorised use of the property.

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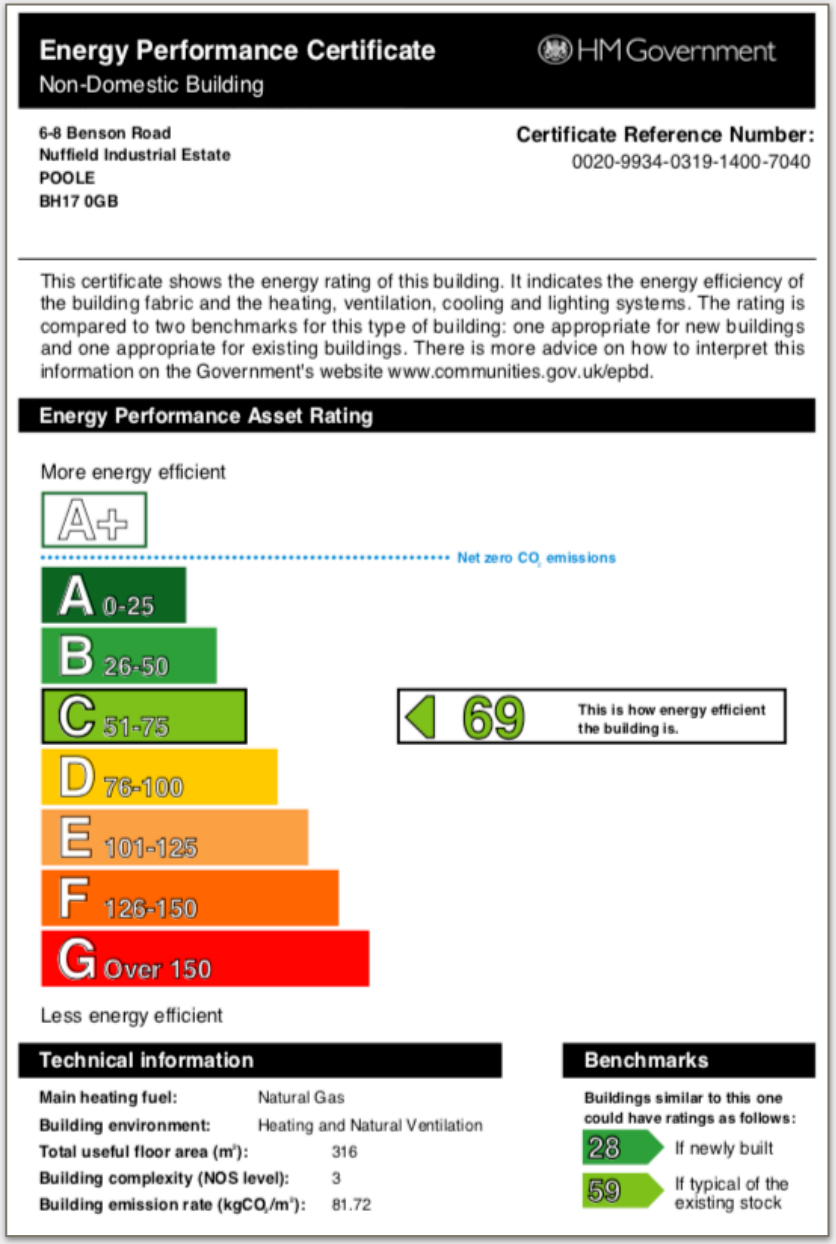

Energy Performance Certificate HM Government

Non-Domestic Building

6-8 Benson Road
Nuffield Industrial Estate
POOLE
BH17 0GB

Certificate Reference Number:
0020-9934-0319-1400-7040

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO_2 emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

69 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m^2):	316
Building complexity (NOS level):	3
Building emission rate ($kgCO_2/m^2$):	81.72

Benchmarks

Buildings similar to this one could have ratings as follows:

28 If newly built

59 If typical of the existing stock

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 £11,000 per annum. The current standard non – domestic multiplier is 46.6p

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. We would expect there to be no business rates payable for this property during this time.

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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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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