

Unit 10 Stanley Green Crescent Industrial Estate, Poole, Stanley Green Crescent, Poole, UK

Industrial

Constructed of cavity brick and block walls, (part-rendered to the front elevation), supporting a corrugated mono-pitch roof.

Accommodation

The unit is rectangular in shape and provides approximately 61.17 sq M, (658 sq ft), of usable space. The unit measures approx. 5.76M wide X 10.62M deep. The property has been partitioned by a previous occupier to provide the following accommodation:- Small Entrance Lobby 0.97M X 1.72M Front Workshop 5.54M X 3.19M Rear Workshop 4.93M X 5.76M Office 4.45M X 2.45M A manually operated roller shutter loading door is located in the front elevation being approximately 2.5M wide X 3.0M high behind which are a set of white uPVC double doors with part-glazed panels either side. The unit has a painted concrete floor and the internal walls have been painted. The Workshop areas and Office all have a suspended ceiling. Lighting and electrical sockets etc have been left by a previous occupier and have not been tested.

Features

- THREE PHASE ELECTRICITY
- ROLLER SHUTTER LOADING DOOR
- USE OF COMMUNAL MALE & FEMALE WC'S
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Location

The property is located on a small purpose-built industrial estate with direct road links onto the A31 linking both Southampton and London via the M27 & M3 and the West Country. Nuffield Industrial Estate is ½ mile distant and Poole town centre approx. ¾ mile to the south-west.

Area

658 ft² / 201 m² Measurements approximate

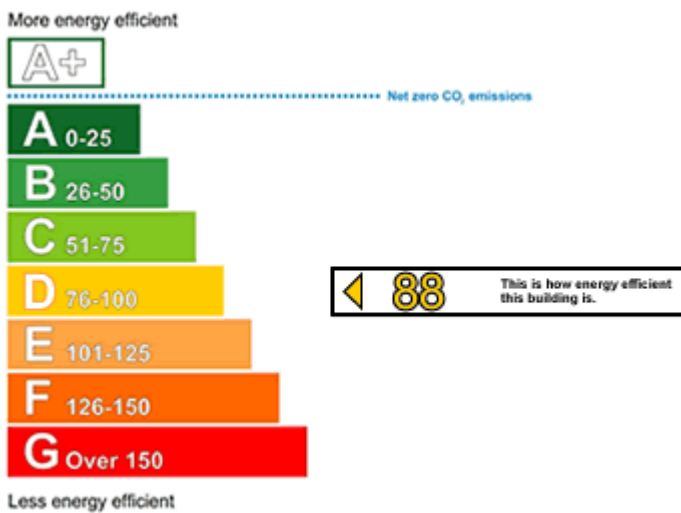
Rental

£6,750 per annum + VAT Payable quarterly in advance

Rating

The Valuation Office Agency states that the property has a rateable value of £12,000 although this includes the unit next door when the previous tenant occupied both premises. The incoming tenant will need to make an application to the Valuation Office to separate the business rates assessment. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

88 energy rating Energy rating band D



Terms

Subject to the incoming tenants requirements we can offer a Lease for a term to be agreed with rent reviews at three yearly intervals as appropriate.

Legal Costs

The incoming tenant to be responsible for the landlords reasonable legal costs incurred in the preparation of a new Lease.

(01202) 745442

STRICTLY SUBJECT TO CONTRACT • ALL MEASUREMENTS APPROXIMATE

These particulars are believed to be correct but their accuracy is not guaranteed and they do not

constitute an offer or contract.