

## **Unit 11 Morris Road, Nuffield Industrial Estate, Poole, 11 Morris Road, Poole, UK**

Industrial

The unit is constructed of steel portal frame with cavity brick walls supporting an insulated metal sheet roof incorporating translucent rooflights. The front and part of the right flank elevation has been overclad with micro-rib metal panels. The unit was refurbished in 2016 comprising a new insulated roof, gutters and downpipes, overcladding to the front elevation, new roller shutter loading door, new steel personnel door and frame and new uPVC windows.

### **Accommodation**

On Ground Floor only the Unit extends to 161 sq M, (1,733 sq ft), approx. and comprises:- Main Workshop (13.70M X 11.71M) (Incl. Lobby, WC's and Office ) Office (3.16M X 2.86M) Entrance Lobby Male & Female WC's Loading is available via a chain-operated galvanised roller shutter door to the front elevation, (3.53M high X 2.97M wide approx). The floor is concrete throughout and there are 6 No. high bay lights within the main factory area. There is a small manager's office to the front of the unit having painted plasterboard walls and ceiling with double electric socket set in dado trunking. Lighting is via a bulkhead fluorescent light fitting to the ceiling.

### **Features**

- THREE PHASE ELECTRICITY (Not tested)
- 2 SEPARATE WC's
- OFFICE
- 3 ON SITE CAR PARKING SPACES

---

### **Location**

The property is located towards the centre of the Nuffield Industrial Estate, Poole's premier trading estate, and conveniently situated for Poole Town Centre, (approx 2 miles distant), and the A35 with access to the M27 and the West.

---

### **Area**

**1,733 ft<sup>2</sup> / 528 m<sup>2</sup>** Measurements approximate

---

## Rental

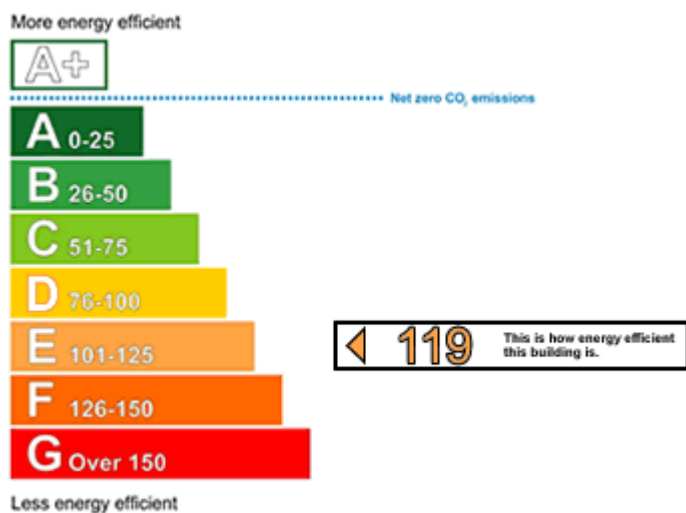
**£15,600 per annum + VAT** Payable quarterly in advance

---

## Rating

The Valuation Office Agency states that the property has a rateable value of £11,000. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually. Rates payable may also be subject to transitional or small business rates relief and interested parties are therefore encouraged to contact the Local Rating Authority directly.

**119 energy rating** Energy rating band E



---

## Terms

A new 3 to 21 year FR&I Lease can be granted subject to 3 yearly rent reviews. Break Clauses are an option but are dependent on the length of term and covenant of the ingoing tenant. Subject to negotiation.

---

## Legal Costs

The ingoing 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.