

Unit 11 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 main workshop measures approx. 5.76M wide X 10.62M deep. A manually operated roller shutter loading door is located in the front elevation being approximately 2.5M wide X 3.0M high. The unit has a painted concrete floor and the internal walls have been left as fair-faced blockwork. The unit has a mono-pitch roof sloping from the front down to the rear containing four no. translucent rooflights. 5 No. twin fluorescent ceiling-mounted light fittings have been installed by a previous occupier, (not tested).

Features

- THREE PHASE ELECTRICITY
- ROLLER SHUTTER LOADING DOOR
- INTERNAL SECURITY GRILLE TO PERSONNEL DOOR
- USE OF COMMUNAL MALE & FEMALE WC'S

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

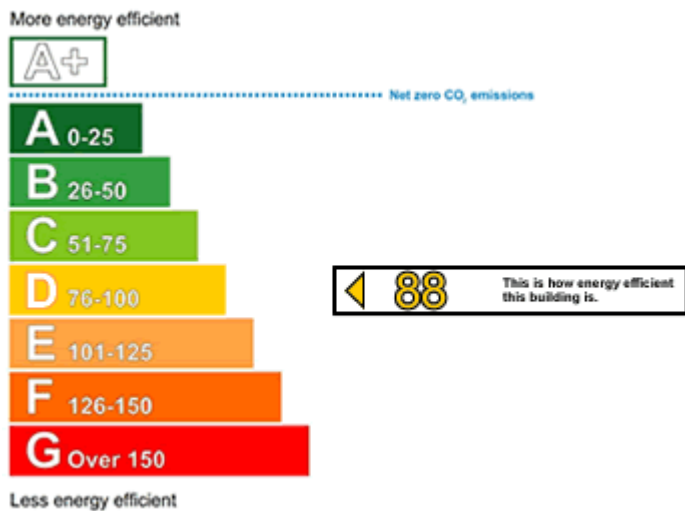
Rental

£6,000 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 ingoing 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. 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.

88 energy rating Energy rating band D



Terms

Subject to the ingoing 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 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.

