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Unit 19 Old Street, Bailey Gate Industrial Estate, Sturminster Marshall – Completion Due October 2021, Bailie Gate Industrial Estate, Old Street, Wimborne, UK

Industrial

The development comprises of 6 industrial units of steel portal frame construction with silver composite mini-rib panels to the front elevation with dark grey gutters and trims and matching double glazed windows and personnel doors. “Buff” coloured brickwork to ground floor storey height.

Accommodation

The property is available as a whole, separately or modules to suit. Unit SQ M SQ FT RENT (excl of rates) Parking Spaces 16 107.2 1,154 £10,950 3 17 119.7 1,289 £12,250 3 18 119.7 1,289 £12,250 3 19 119.7 1,289 £12,250 3 20A 119.7 1,289 £12,250 3 20B 169.2 1,822 £16,400 5 16, 17, 18, 19, 20A & 20B Total 755.2 8,132 £76,350 All rents quoted are exclusive of all usual outgoings and are plus VAT. Rents are payable quarterly in advance. All prospective Tenants are advised to make their own enquiries regarding availability and capacity of the various services.

Features

- Three phase electricity
- Gas supply
- Separate WC
- Sectional insulated loading doors each approx. 4.4M high X 3.0M wide (Unit 20B loading door 4.4M high X 3.5M wide)
- On site car parking

Location

The development is located in the heart of the Bailey Gate Industrial Estate in Sturminster Marshall which affords good access via the A350 to Poole town centre, (approx. 6 miles), Wimborne town centre (approx. 3 miles) and Blandford (approx. 8 miles).

Area

1,289 ft^2 / 393 m^2 Measurements approximate

Rental

£12,250 per annum + VAT Payable quarterly in advance

Rating

To be assessed.

30 energy rating Energy rating band B



Terms

A new minimum 6 year FR&I Lease can be granted subject to 3 yearly upwards only rent reviews.

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.