

Unit 1F Old Street, Bailey Gate Industrial Estate, Sturminster Marshall, Bailie Gate Industrial Estate, 1f Old Street, Sturminster Marshall, Wimborne, UK

Industrial

The property is constructed of part brick/part block walls with profiled metal sheeting to the front elevation. The roof is mostly pitched and clad with insulated composite panels incorporating translucent rooflights. There is a small flat dormer roof above the concertina loading doors. New roof sheets and over-cladding of the front elevation were completed in January 2015.

Accommodation

On Ground Floor only the Unit extends to 150.59 sq M, (1,620 sq ft) approx. and comprises the following:- Office 1 13.02 sq M (140 sq ft) with suspended ceiling grid and two fluorescent light fittings, part emulsioned/part wood panelled walls and parquet wood block floor. Natural light is also provided by a uPVC window to the front elevation. Access is via a powder-coated steel personnel door also to the front elevation. Office 2 13.37 sq M (144 sq ft) with suspended ceiling grid and two fluorescent light fittings and one track light fitting comprising three spotlights, emulsioned walls and carpeted floor. Two uPVC windows to the front elevation. Kitchenette 9.90 sq M (106 sq ft) with plasterboard ceiling and fluorescent light fitting, emulsioned walls and carpeted floor. uPVC window to rear elevation. A sink unit with drainer and double cupboards under is served by an over-sink electric instantaneous water heater. Store 7.58 sq M (81 sq ft) with plasterboard ceiling and fluorescent light fitting, emulsioned walls and concrete floor with aluminium window to the rear elevation. Access into the main workshop is via a large opening measuring 1.64M wide X 2.0M high. Workshop 9.75M deep X 9.81M wide providing 95.65 sq M (1,029 sq ft) of workshop space. There are three high-level fixed glazed windows with obscure glass to the rear elevation. Translucent rooflights to ceiling. Access is via a powder-coated steel personnel door plus a galvanised concertina loading door to the front elevation measuring 3.6M high X 6.5M wide approx. The floor is concrete and the walls are predominantly painted brick. 2 X WC's With wash hand basin, WC pan and cistern, suspended ceiling grid with bulkhead light fitting and vinyl floor covering.

Features

- THREE PHASE ELECTRICITY
- 2 SEPARATE WC 's
- CONCERTINA LOADING DOOR (3.6M HIGH X 6.5M WIDE approx.)

- ON SITE CAR PARKING
 - 2 OFFICES
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Location

The property is located on a rapidly expanding and improving industrial estate with good access via the A350 to Poole town centre, (approx. 6 miles), Wimborne town centre (approx. 3 miles) and Blandford (approx. 8 miles).

Area

1620 ft² / 494 m² Measurements approximate

Rental

£14,400 per annum + VAT Payable quarterly in advance

Rating

The Valuation Office Agency states that the property has a rateable value of £9,800. 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.

90 energy rating Energy rating band D



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.