

## **Unit 2 Bridge Street, Bailey Gate Industrial Estate, Sturminster Marshall, Bailie Gate Industrial Estate, 2 Bridge Street, Sturminster Marshall, Wimborne, UK**

Industrial

The development comprises three industrial units of steel portal frame construction with composite mini-rib panels to all elevations. The property is available as a whole or separately, being capable of division into smaller units.

### **Accommodation**

Unit 2 provides a reception with adjoining office, WC facilities and Kitchenette at ground floor with timber stairs leading to a large open plan office to the first floor overlooking the main entrance to the estate. A roller shutter door measuring 4.17M wide X 4.56M high is located to the side of the unit. The main workshop has a gross depth of 15.90M and width of 20.90M and has a power-float finish concrete floor. The unit has an eaves height of 5.41M and ridge height of 6.18M. Gas is laid on to Unit 2 only and the main workshop has a ceiling-hung gas-fired space heater which was left by a previous occupier. (Not tested).

### **Features**

- Three phase electricity
- Gas supply to Unit 2 only
- WC facilities
- On site car parking

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### **Location**

The units are located immediately in front of the main entrance into Bailey Gate 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).

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### **Area**

**3,927 ft<sup>2</sup> / 1197 m<sup>2</sup>** Measurements approximate

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## Rental

**£31,700 per annum + VAT** Payable quarterly in advance

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## Rating

According to the Valuation Office Agency website Units 2, 4 & 6 have a combined rateable value of £45,250. 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.

**63 energy rating** Energy rating band C



## Terms

A new FR&I Lease can be granted for a term to be agreed subject to 3 yearly upwards only rent reviews.

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## Legal Costs

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

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**(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.