

## **Unit 21 Old Street, Bailey Gate Industrial Estate, Sturminster Marshall, Bailie Gate Industrial Estate, Old Street, Wimborne, UK**

Industrial

The property comprises a single storey building prominently located approximately 50 metres from the main entrance to the estate

### **Accommodation**

The total floor area of the unit is approx 169.19 sq m, (1,820 sq ft), and comprises: Rear Storage Area 6.81M X 6.46M Main Storage Area 13.73M X 7.89M overall L-shaped Office 5.95M X 4.62M overall depth Entrance Lobby Ladies & Gents WC's The floor is concrete and the Stores/Workshop benefit from metal grills to the side windows. The roof over the stores is concrete on metal beams. Ceiling height to underside of roof beams is approx. 3.22M The office benefits from numerous power points, (not tested), fluorescent light fittings to ceiling and vertical blinds to windows.

### **Features**

- THREE PHASE ELECTRICITY
- MALE AND FEMALE TOILETS
- ON SITE CAR PARKING
- OFFICE
- ROLLER SHUTTER LOADING DOOR (2.63M wide X 2.87M high approx.)

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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).

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### **Area**

**1,820 ft<sup>2</sup> / 555 m<sup>2</sup>** Measurements approximate

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## Rental

**£12,750 per annum + VAT** Payable quarterly in advance

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## Rating

The Valuation Office Agency states that the property has a rateable value of £10,250. 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.

**89 energy rating** Energy rating band D



## Terms

A new FR&I Lease for a term to be agreed can be granted subject to 3 yearly upwards only rent reviews. Break Clauses are an option but are dependent on the length of term and covenant of the ingoing tenant.

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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.