

Unit 27 Old Street, Bailey Gate Industrial Estate, Sturminster Marshall, Bailie Gate Industrial Estate, Old Street, Wimborne, UK

Office

The subject unit comprises a Ground Floor Office within a two storey building constructed of brick walls under a flat roof.

Accommodation

On Ground Floor only the Unit extends to 18.7 SQ M, (200 sq ft), approx. and comprises a small office accessed via a customer door into a Lobby with a Shared WC also located off the Lobby. The unit is roughly square in shape and laid out to open plan with a large built-in cupboard to one wall providing approximately 23 sq ft of storage space. This unit also contains numerous electricity sub-meters serving other units nearby and the Landlords reserve the right to gain access to these meters at all times in case of emergency and for meter-reading purposes.

Features

- SINGLE PHASE ELECTRICITY
- USE OF A SHARED WC
- CARPETED FLOOR
- ON SITE CAR PARKING

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

200 ft² / 61 m² Measurements approximate

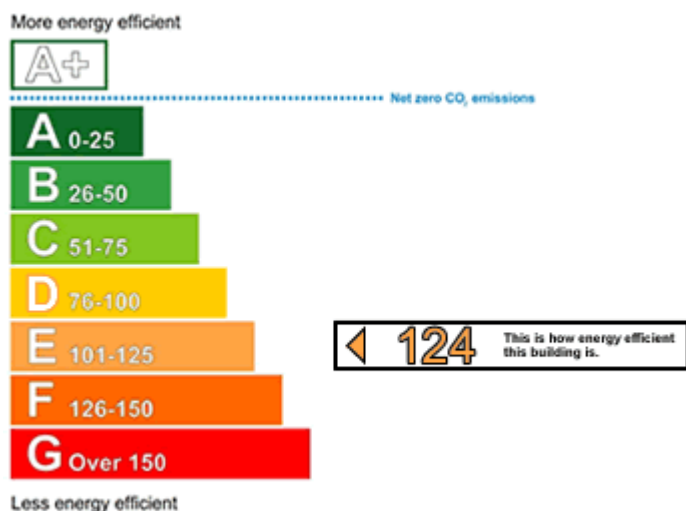
Rental

£2,350 per annum + VAT Payable quarterly in advance

Rating

The Valuation Office Agency states that the property has a rateable value of £2,950. 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.

124 energy rating Energy rating band E



Terms

A Licence to Occupy for a term of six months is offered. Alternatively, 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.