

Unit 27C Old Street, Bailey Gate Industrial Estate, Sturminster Marshall, 29 Old St, Wimborne, UK

Industrial

The subject property comprises a Ground Floor office constructed of brick walls under a flat roof.

Accommodation

On Ground Floor only the Unit extends to 26.23 sq M, (282 sq ft), approx. and comprises a single office with entrance lobby and separate WC. The office has a gross depth of 4.3M and an average width of 6.1M. Two double-glazed uPVC window overlook the front communal forecourt. The walls have been painted magnolia with white ceilings and the floor is carpeted. Built-in cupboards with worktop, sink and drainer including electric over-sink water heater have been installed by a previous occupier. The office has numerous electric sockets and there are three double fluorescent light fittings to the ceiling. No electrical appliances have been tested.

Features

- SINGLE PHASE ELECTRICITY
- SEPARATE 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

282 ft² / 86 m² Measurements approximate

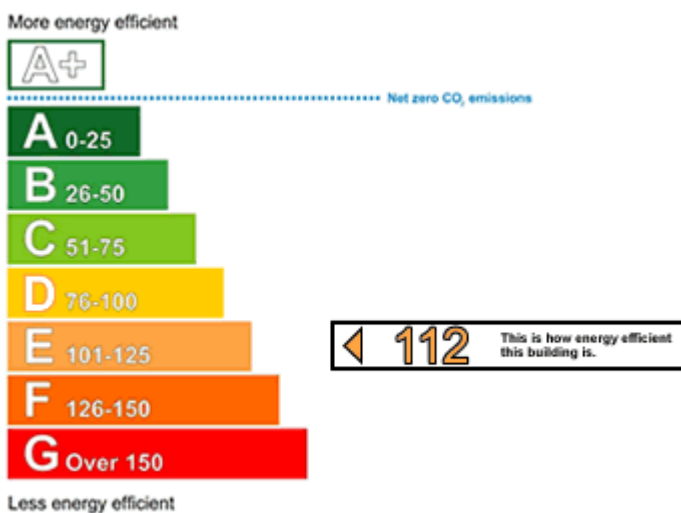
Rental

£2,950 per annum + VAT Payable quarterly in advance

Rating

The Valuation Office Agency states that the property has a rateable value of £3,350 although we believe this property has been assessed in conjunction with Unit 27B next door in which case a separate assessment will need to be applied for. 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.

112 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.