

Unit 3 New Close, Bailey Gate Industrial Estate, Sturminster Marshall, Dorset, Unit 3 New Close, Bailie Gate Industrial Estate, Sturminster Marshall, Wimborne BH21 4DB, UK

Industrial

The unit forms part of a recent development of three similar units within the estate constructed of brick and block walls supporting "A" - frame roof clad corrugated plastisol coated metal sheets with some translucent panels.

Accommodation

On Ground Floor only the Unit extends to 123.5 sq M (1328 sq ft) approx. The unit has an approximate eaves height of 3.35M. A chain operated galvanised roller shutter door is located in the side elevation and is approx. 3.000M wide by 3.300M high.

Features

- THREE PHASE ELECTRICITY
- SINGLE WC
- METAL ROLLER SHUTTER DOOR

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

1,328 ft² / 405 m² Measurements approximate

Rental

£8,950 per annum + VAT Payable quarterly in advance

Rating

The Valuation Office Agency states that the property has a rateable value of £7,500. 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.

91 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.