

## **Unit 36 Bridge Street, Bailey Gate Industrial Estate, Sturminster Marshall, Bailie Gate Industrial Estate, 36 Bridge Street, Sturminster Marshall, Wimborne, UK**

Industrial

Constructed of steel portal frame and block party walls with coloured plastisol cladding to the exterior and pitched corrugated roof.

### **Accommodation**

On Ground Floor only the Unit extends to 261 sq M, (2,817 sq ft), approx. The unit is rectangular in shape with the toilet accommodation and entrance lobby located to a side annexe. The floor is concrete. The property has an eaves height of 4.5M approx. and ridge height of 7.0M approx. The unit was refurbished in early 2018 to include new profile metal liner sheets internally to the underside of the roof and walls at first floor storey height. New block walls to the front and right hand elevations internally at ground floor storey height. New powder-coated metal external personnel doors and frames. General internal redecoration and new LED lighting in the main factory.

### **Features**

- THREE PHASE ELECTRICITY
- 2 WC'S
- STEEL ROLLER SHUTTER DOOR (4.0M high X 3.7M wide approx.)
- ON-SITE CAR PARKING

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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**

**2,817 ft<sup>2</sup> / 859 m<sup>2</sup>** Measurements approximate

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## Rental

**£17,950 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 £14,500. 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.

**89 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.

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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.