

## **Unit 3A Old Street, Bailey Gate Industrial Estate, Sturminster Marshall, Bailie Gate Industrial Estate, 3a Old Street, Sturminster Marshall, Wimborne, UK**

### Office

The property comprises a single-storey ground floor office clad with profiled metal sheeting to the front elevation. The roof is pitched and clad with insulated roof sheets. The new roof and over-cladding of the front elevation were completed in January 2015.

### **Accommodation**

On Ground Floor only the property extends to 51.35 sq M, (552 sq ft) approx. and comprises of the following:- Manager's Office 6.60 sq M (71 sq ft) with suspended ceiling tiles and recessed light fitting, emulsioned walls and carpeted floor. A fixed glazed pane looks onto the main communal office area and natural light is also provided by a uPVC window to both the front and side elevation. Communal Office 38.67 sq M (416 sq ft) with emulsioned walls, tubular light fittings and carpeted floor with UPVC window and personnel door to the front elevation. Separate WC 4.76 sq M (50 sq ft including Lobby/Storage area. The WC comprises instantaneous electric over-sink water heater, wash hand basin and close-coupled WC and vinyl flooring.

### **Features**

- MANAGER'S OFFICE
- COMMUNAL OFFICE
- COMMUNAL OFFICE • UPVC WINDOWS
- POWDER-COATED STEEL PERSONNEL DOOR

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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**

**552 ft<sup>2</sup> / 168 m<sup>2</sup>** Measurements approximate

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## Rental

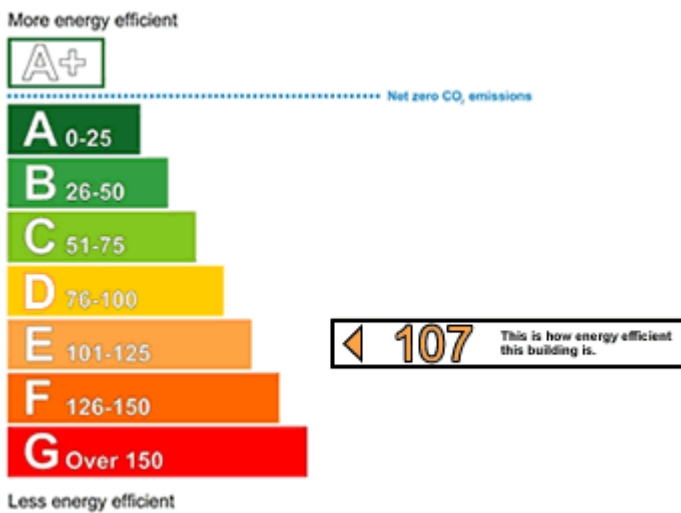
**£5,750 per annum + VAT** Payable quarterly in advance

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## Rating

We believe the Valuation Office Agency states that the property has a rateable value of £3,500. 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.

**107 energy rating** Energy rating band E



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## 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 incoming tenant. Subject to negotiation.

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## Legal Costs

The incoming 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.