

## **Unit 42 Banbury Road, Nuffield Industrial Estate, Poole, 42 Banbury Road, Nuffield Industrial Estate, Poole, UK**

Industrial

The property comprises an end of terrace, single storey factory unit constructed of cavity brick walls supporting a corrugated fibrous cement sheet roof. A side addition provides a manager's office.

### **Accommodation**

On Ground Floor only the Unit extends to 96 sq M (1,032 sq ft) approx. With an approximate ridge height of 4.36M and eaves height of 3.0M the unit comprises:- Main Workshop (8.95M deep X 8.84M wide) Office (4.04M X 2.94M) Kitchen (1.80M X 1.24M) Lobby (1.95M X 0.80M) Separate WC (1.80M X 0.72M) Vertical blinds are fitted to the majority of the windows. The factory floor is concrete. Loading is via a chain-operated roller shutter door to the front of the property.

### **Features**

- Three Phase Electricity
- Roller Shutter Loading Door (3.0M wide X 2.67M high approx.)
- 5 on-site car parking spaces

---

### **Location**

The property is located on the edge of the Nuffield Industrial Estate, Poole's premier trading estate, immediately opposite the entrance to Toys 'R' Us and conveniently situated for Poole Town Centre, (approx 2 miles distant), and the A35 with access to the M27 and the West.

---

### **Area**

**1,032 ft<sup>2</sup> / 315 m<sup>2</sup>** Measurements approximate

---

## Rental

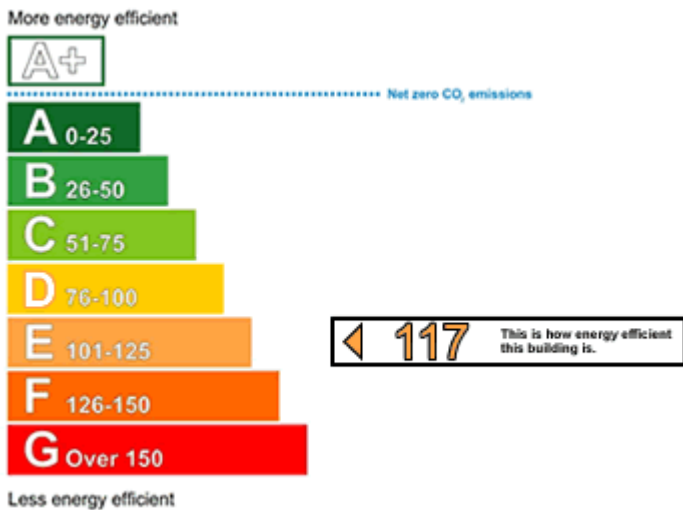
**£9,500 per annum + VAT** Payable quarterly in advance

---

## 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.

**117 energy rating** Energy rating band E



## Terms

A new 3 to 21 year FR&I Lease can be granted subject to 3 yearly rent reviews.

---

## 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.