

## **Unit 6 Dawkins Business Centre, Dawkins Road, Hamworthy, Poole, Dawkins Business Centre, Dawkins Road, Poole, UK**

Industrial

A self-contained end-of-terrace unit located in a detached factory comprising 3 units constructed of steel portal frame with cavity brick walls with part cladding to side and elevation supporting a corrugated asbestos clad roof. Two storey offices are provided to the front elevation. The unit has one sliding metal loading door to the side and a full height roller shutter door to the rear.

### **Accommodation**

The premises provide the following approximate gross internal floor areas:- Ground Floor 377.14 sq m (4,058 sq ft) First Floor Offices 60.86 sq m ( 655 sq ft) Total 438.00 sq m (4,713 sq ft) The front entrance leads into an open plan ground floor office area giving access to the rear industrial area and stairs to first floor offices. The industrial area provides a concertina type loading door within the side elevation together with a roller shutter loading door to the rear elevation.

### **Features**

- THREE PHASE ELECTRICITY
- ELECTRIC HEATING TO OFFICES (not tested)
- MULTIPLE LOADING DOORS
- ON SITE CAR PARKING

---

### **Location**

The property is located near the main entrance of the Dawkins Industrial Estate, just off the main A350 Blandford Road which links Poole Town Centre, (approx. 2 miles distant), and the A35 with subsequent access to both the M27 and the West. The premises also has good access to the Port of Poole which provides regular passenger and freight services to the Continent and Channel Islands

---

## Area

4,655 ft<sup>2</sup> / 1419 m<sup>2</sup> Measurements approximate

---

## Rental

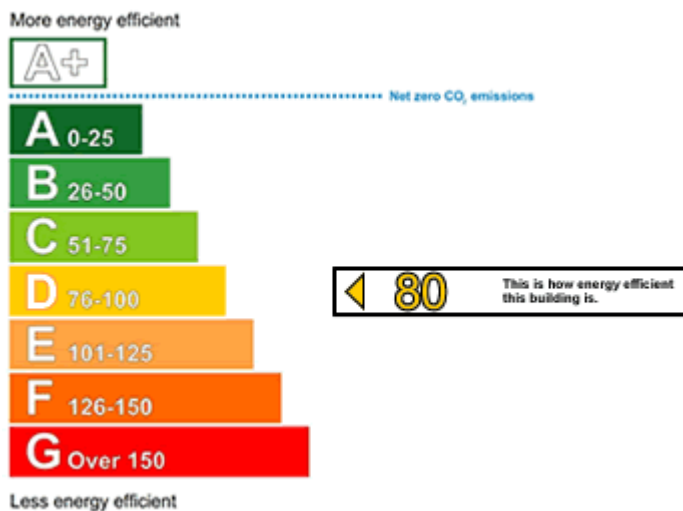
£37,240 per annum + VAT Payable quarterly in advance

---

## Rating

The Valuation Office Agency states that the property has a rateable value of £26,000. 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.

**80 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.