

Unit 6A Bridge Street, Bailey Gate Industrial Estate, Sturminster Marshall, Bailie Gate Industrial Estate, 6a Bridge Street, Sturminster Marshall, Wimborne, UK

Industrial

The unit was constructed in 2006 of steel portal frame construction with full-drop composite mini-rib panels and blockwork party walls supporting a pitched roof with translucent panels providing natural light.

Accommodation

Access is gained via a powder-coated aluminium personnel door to the front of the unit. Loading is via an electrically-operated roller shutter door.

Features

- THREE PHASE ELECTRICITY
- SEPARATE WC & LOBBY
- 3 CAR PARKING SPACES

Location

The unit is located to the rear of a block of four, immediately in front of the main entrance into Bailey Gate Industrial Estate which enjoys good access via the A350 to Poole town centre, (approx. 6 miles), Wimborne town centre (approx. 3 miles) and Blandford (approx. 8 miles).

Area

1,184 ft² / 361 m² 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 £8,100. 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.

72 energy rating Energy rating band C



Terms

A new minimum 3 year FR&I Lease can be granted subject to 3 yearly upwards only 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.