

## **Unit 7 Dawkins Business Centre, Dawkins Road, Hamworthy, Poole, Dawkins Business Centre, Dawkins Road, Poole, UK**

Industrial

A self-contained mid-terrace unit located in a detached building comprising 3 units constructed of steel portal frame with cavity brick walls with part cladding to the rear elevation supporting a corrugated asbestos clad roof. Two storey offices are provided to the front elevation. The unit is accessed via a uPVC personnel door to the front elevation and a full height roller shutter door to the rear.

### **Accommodation**

The premises provide the following approximate gross internal floor areas:- Ground Floor 366.64 sq m (3,946 sq ft) First Floor Offices 66.59 sq m ( 717 sq ft) Total 433.23 sq m (4,663 sq ft) The front entrance gives access to a reception area leading to the first floor offices and rear industrial area. A roller shutter loading access door is provided to the rear of the building. A gas supply is available to this unit. The ground floor office section provides reception area, works office, larger office/canteen and toilets. Stairs from the reception area lead to the first floor offices. Externally, the premises provide parking and manoeuvring space at the side of Unit 1 together with further parking and yard area at the rear. Car parking is also available at the front of the building.

### **Features**

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

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### **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 unit also has good access to the Port of Poole which provides regular passenger and freight services to the Continent and Channel Islands

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## Area

4,663 ft<sup>2</sup> / 1421 m<sup>2</sup> Measurements approximate

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## Rental

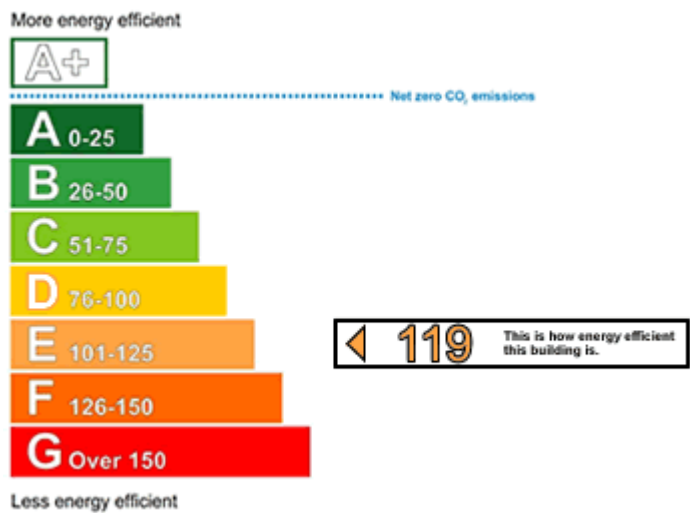
£36,250 per annum + VAT Payable quarterly in advance

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## Rating

The Valuation Office Agency states that the property has a rateable value of £25,750. 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.

**119 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. 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.