

Unit 7 Old Street, Bailey Gate Industrial Estate, Sturminster Marshall, Bailie Gate Industrial Estate, 7 Old Street, Sturminster Marshall, Wimborne, UK

Industrial

The unit itself sits within a development of 5 industrial units comprising Units 6 to 9B Old Street which were constructed in 2016 of steel portal frame construction with silver composite mini-rib panels to the front and side elevations with dark grey gutters and trims and matching double glazed windows and personnel doors. There is "Buff" coloured brickwork to ground floor storey height.

Accommodation

Features

- Three phase electricity
- Gas supply
- Separate WC
- Sectional insulated loading doors each approx. 5.0M high X 4.0M wide
- On site car parking

Location

The unit is located in the heart of the Bailey Gate Industrial Estate in Sturminster Marshall which affords good access via the A350 to Poole town centre, (approx. 6 miles), Wimborne town centre (approx. 3 miles) and Blandford (approx. 8 miles).

Area

2,122 ft² / 647 m² Measurements approximate

Rental

£18,000 per annum + VAT Payable quarterly in advance

Rating

The Valuation Office Agency states that the property has a rateable value of £13,500. 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.

26 energy rating Energy rating band



Terms

The premises are available to let by way of a new full repairing and insuring Lease incorporating upward only rent reviews to open market value every three years.

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.