

## **Unit 8 Dawkins Business Centre, Dawkins Road, Hamworthy, unit 29, 31 Dawkins Road, Hamworthy, Poole, UK**

Industrial

The property is an end of terrace unit constructed of steel portal frame with cavity brick walls and part profile clad elevations under a corrugated roof. The roof was overlaid in 2015 with a new insulated steel profile covering.

### **Accommodation**

The premises provide the following approximate gross internal floor areas:- Ground Floor 389.82 sq m (4,196 sq ft) First Floor Offices 61.69 sq m ( 664 sq ft) Total 451.19 sq m (4,860 sq ft) The accommodation comprises an industrial area together with ground and first floor offices to the front of the property. The industrial area benefits from an electrically-operated roller shutter loading access door to the rear and a concertina sliding door to the side of the building. The main workshop has a depth of 22.6M and width of 13.7M. Eaves height is approx. 5.48M and the ridge height approx. 5.6M. A small store is located off the main workshop. The office section, which is accessed via double-glazed uPVC double doors, provides office, canteen and separate WC on the ground floor with stairs off the entrance lobby leading to two further offices and two separate WC's. Externally, the premises provide parking and manoeuvring space at the side and front of the unit. The roller shutter door at the rear is accessed from a shared yard area.

### **Features**

- THREE PHASE ELECTRICITY
- GAS FIRED CENTRAL HEATING TO OFFICE ACCOMMODATION
- ON SITE CAR PARKING
- UPVC DOUBLE GLAZED WINDOWS
- ROLLER SHUTTER DOOR TO REAR (4.84M High X 7.24M Wide)
- CONCERTINA LOADING DOOR (2.93M High X 3.48M Wide)

---

### **Location**

The property is located near the main entrance of the Dawkins Road 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.

---

## Area

**4,860 ft<sup>2</sup> / 1481 m<sup>2</sup>** Measurements approximate

---

## Rental

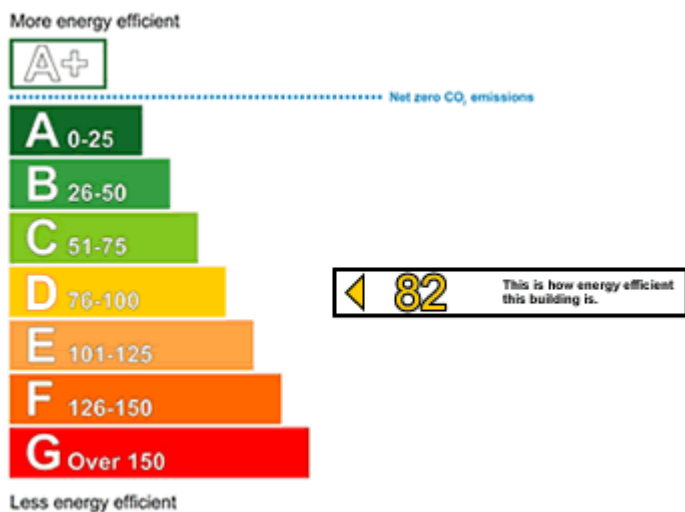
**£38,880 per annum + VAT** Payable quarterly in advance

---

## Rating

The Valuation Office Agency states that the property has a rateable value of £23,250. 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.

**82 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.