

## **Units 4 & 6 Bridge Street, Bailey Gate Industrial Estate, Sturminster Marshall, Bailie Gate Industrial Estate, Bridge Street, Sturminster Marshall, Wimborne, UK**

Industrial

The development comprises three industrial units of steel portal frame construction with composite mini-rib panels to all elevations. The property is available as a whole or separately, being capable of division into smaller units.

### **Accommodation**

Units 4 & 6 are laid out to open plan with no intervening party wall and have a gross depth of 17.00M and width of 15.82M. A separate WC and Lobby is situated in a block to the rear corner of the unit. The unit is served by two roller shutter loading doors each measuring 4.17M wide X 4.56M high. Again, the floor is concrete. The unit has an eaves height of 5.41M and ridge height of 6.18M. Although there is currently no gas to Units 4 & 6 there is a ceiling-hung gas fired space heater in the main workshop which has been left by the previous tenant, (not tested).

### **Features**

- Three phase electricity
- WC facilities
- On site car parking

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### **Location**

The units are located immediately in front of the main entrance into Bailey Gate Industrial Estate with good access via the A350 to Poole town centre, (approx. 6 miles), Wimborne town centre (approx. 3 miles) and Blandford (approx. 8 miles).

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### **Area**

**2,894 ft<sup>2</sup> / 882 m<sup>2</sup>** Measurements approximate

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## Rental

**£22,700 per annum + VAT** Payable quarterly in advance

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## Rating

According to the Valuation Office Agency website Units 2, 4 & 6 have a combined rateable value of £45,250. 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.

**67 energy rating** Energy rating band C



## Terms

A new FR&I Lease can be granted for a term to be agreed subject to 3 yearly upwards only rent reviews.

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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.