

FREEHOLD FOR SALE

END TERRACE INDUSTRIAL UNIT

(Former Body Repair Workshop)

Unit 1
166 Stanley Green Road
Poole
BH15 3AH

- ❖ Well located unit between Sterte Road and Fleets Industrial area
- ❖ Former body repair workshop
- ❖ Sale to include insurance
- ❖ Compliant oven/paint store
- ❖ 3 phase electricity
- ❖ Electric roller shutter door
- ❖ 4 on site car spaces
- ❖ 1,260 sq ft
- ❖ Price offers over £200,000 freehold
- ❖ No Rates (subject to status)



LOCATION

The property occupies a popular location between Sterte Road and Fleets Industrial areas opposite Poole Town Football Club.

It enjoys good road links to A350 and A35 and the A31 (M27 and M3).

Poole Town Centre is approximately ½ mile away and the immediate vicinity is a good mix of commercial and residential.

ACCOMMODATION

- ❖ End Terrace
- ❖ Electric steel roller shutter door
- ❖ 3 phase electricity
- ❖ Approx. 3m eaves height
- ❖ Car parking for 4 vehicles
- ❖ Unit of 1,260 sq ft arranged with reception, cloakroom / WC

Includes:

- ❖ Compressor
- ❖ Paint store
- ❖ Operational and insurance compliant oven (approx. 535 sq ft)

TENURE

The premises are available for sale freehold.

PRICE GUIDE

Offers invited over £200,000 for the freehold interest to include equipment above.

BUSINESS RATES (source: www.voa.gov.uk)

Rateable value: £9,700 (From 1 April 2026)

ENERGY PERFORMANCE CERTIFICATE

Commissioned

SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

ANTI MONEY LAUNDERING REGULATION

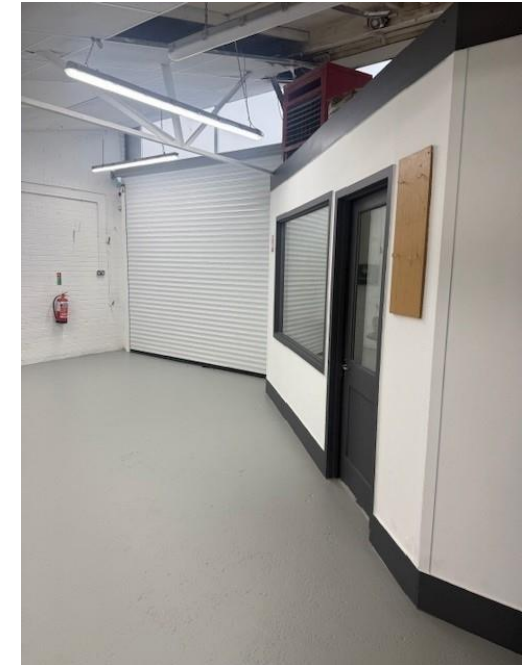
We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-



Steven Chiari
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01202 550245



THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.



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