

## TO LET

### DETACHED INDUSTRIAL PREMISES WITH OFFICES

11,455 sq ft (1,064 sq m)

1 Dalling Road  
Branksome  
Poole  
BH12 1DJ

- ❖ Excellent communications with BCP conurbation
- ❖ Detached brick built property
- ❖ Good car parking and loading apron
- ❖ Ground floor – 9,740 sq ft – Factory/offices
- ❖ Lower ground floor – 1,715 sq ft – offices
- ❖ Available on new lease, terms to be agreed
- ❖ Rent £80,000 pax



## LOCATION

The unit occupies a good location at the main entrance to this small industrial estate, enjoying good communications to the Bournemouth/Poole/Christchurch conurbation via the A35 Poole Road connecting to the A338 (A31/M27/M3) and Branksome Railway Station (0.5 miles).

Bournemouth Town Centre is approximately 2 miles away and Poole Town Centre 3 miles.

## DESCRIPTION

- ❖ Detached brick built building
- ❖ Two bays with pitched steel clad and daylight panels supported on steel trusses
- ❖ Approx. 3m eaves height
- ❖ Concrete floors
- ❖ 2 roller shutter loading doors
- ❖ Excellent natural light with window to 3 elevations
- ❖ 3 phase electrics, gas and telecoms

### Ground floor factory – 9,740 sq ft

- ❖ 4 warm air heaters
- ❖ Kitchenette
- ❖ WCs and shower
- ❖ Fluorescent lighting

### Lower ground floor office – 1,715 sq ft

- ❖ Carpeted
- ❖ Gas central heating
- ❖ Reception, kitchenette, WCs

## LEASE/RENT

The premises are offered by way of a new full repairing and insuring lease, terms to be agreed, incorporating 3 year upward only rent reviews at a commencing rent of £80,000 pax.

## VAT

All figures quoted are exclusive of VAT, if applicable.

## BUSINESS RATES (source: [www.voa.gov.uk](http://www.voa.gov.uk))

Rateable Value: £41,000 (From 1<sup>st</sup> April 2026)

## ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C (71)

The full EPC and recommendations report are available on request.

## SERVICES

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

## PLANNING

In accordance with our normal practice, we advise all interested parties to make their own enquiries through the Planning Department of BCP Council (Poole) (tel: 01202 123123) in connection with their own proposed use of the property.

## 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.

## CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

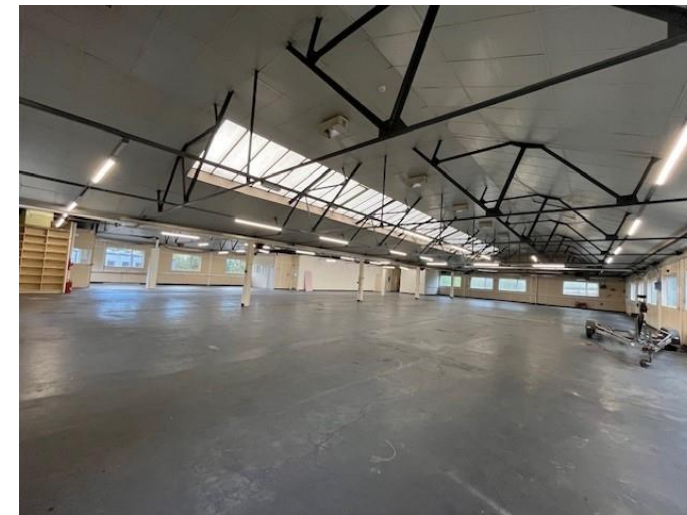
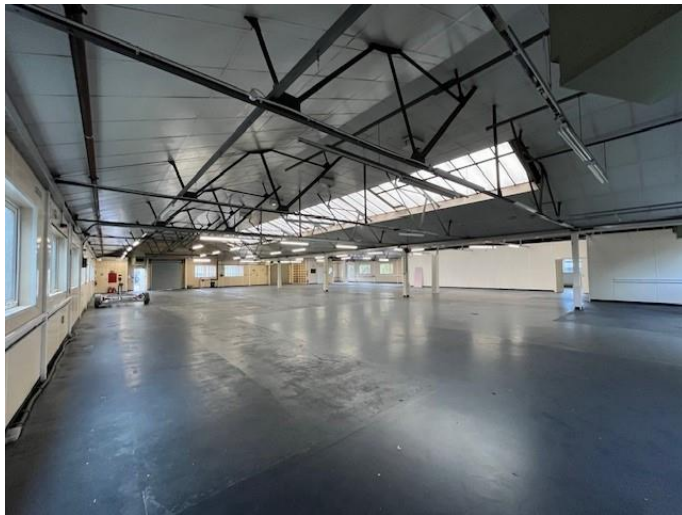
The Code can be viewed [HERE](#)

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agents:-



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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.