

TO LET

Substantial Industrial Building with
Offices and Yard

Unit 2 Abingdon Road, Nuffield Industrial Estate, Poole, Dorset, BH17 0UG

Key Features

- Gross Internal Area – 12,213 Sq. Ft (1,135 Sq. M.)
- Car Park at Front of Property
- Sizeable Gated Yard at Side of Building
- Offices at Front of Building at GF & FF Level
- Three Roller Shutter Doors Benefitting Industrial Space
- Located within the sought after Nuffield Industrial Estate



GET IN TOUCH: 01202 887 555 | www.mavarealestate.co.uk

Minster Chambers, 43 High Street, Wimborne, Dorset, BH21 1HR

Location

The property is situated in the sought after Nuffield Industrial Estate along Abingdon Road accessed off Cowley Road which is one of the main roads servicing the estate. Nuffield Industrial Estate is one of Poole's most established industrial locations with easy access West bound to Dorchester/Weymouth and East bound to Bournemouth via the A35.

Description

The property comprises a large industrial warehouse featuring two roller shutter doors (4.24m wide x 4m high) leading onto another good-sized industrial warehouse with single roller shutter door (3.2m wide x 4.2m high), benefitting from roof light panels, eaves height of 5.22m and ridge height of 6.43m. The offices are accessed at the front of the property, running full width and over two floors. The offices have been recently refurbished, painted white throughout with gas central heating and LED lighting.

The property benefits from a intruder alarm system, fire alarm system, three-phase electricity supply, gas supply and a large diameter water supply. Externally, the building enjoys a front parking area with a separate entrance and exit measuring 12m long and 40m wide (435 Sq. M.) and to the left of the property is a gated yard measuring 16.5m wide and 45.5m long (723 Sq. M.).

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor Warehouse	9,410	874.51
Ground Floor Offices	1,403	130.42
First Floor Offices	1,400	130.07
Total Gross Internal Area	12,213	1,135.04

Areas stated on a Gross Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

GET IN TOUCH: 01202 887 555 | www.mavarealestate.co.uk



What3words: [fuel.unit.stray](#)

Terms

Available by way of a lease assignment at a passing rent of £92,750 per annum, exclusive for a term of 10 years commencing on 31st January 2020 expiring on 30th January 2030. The lease benefits from a photographic schedule of condition. Permitted use class is B1 (now E) and B2 General Industrial.

Alternatively, a new lease may be available by negotiation via the agent with the landlord of the property.

Please note that VAT is payable on the rents.

Planning

We believe the current permitted use to be B2 General Industrial. All parties are advised to make their own enquiries of the local authority for confirmation.

Rateable Value

Rating £83,500
Source www.gov.uk/find-business-rates

EPC

Asset Rating E (124)

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

Ben Simpkin | 07871 373 069 | bsimpkin@mavarealestate.co.uk

Dominic Street | 07443 277 559 | dstreet@mavarealestate.co.uk

Clare Julyan | 01202 887 555 | cjulyan@mavarealestate.co.uk



These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or mis-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.





Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

Ben Simpkin | 07871 373 069 | bsimpkin@mavarealestate.co.uk

Dominic Street | 07443 277 559 | dstreet@mavarealestate.co.uk

Clare Julyan | 01202 887 555 | cjulyan@mavarealestate.co.uk



These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or mis-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.