

INDUSTRIAL PREMISES TO LET

Unit 3A
11-15 Francis Avenue
Wallisdown
Bournemouth
BH11 8NX

1,710 sq ft (159 sq m)
approx. gross internal area

£13,500 per annum exclusive



Reference: 10083/SJT

LOCATION

The premises are conveniently located at Francis Avenue, close to the Wallisdown roundabout at the junction of the A348 Ringwood Road and A3049 Wallisdown Road.

DESCRIPTION

The premises comprise a mid-terrace industrial unit of block wall elevations with a steel trussed pitched roof incorporating translucent daylight panels.

Features include:

- ❖ Personnel entrance door
- ❖ Reception
- ❖ Partitioned office and meeting room
- ❖ Roller shutter loading door approximately 3m wide x 3.4m high
- ❖ Internal eaves height approx 3.8 metres
- ❖ Shared WC with wash hand basin
- ❖ Concrete floor
- ❖ Forecourt parking and loading

PLANNING / USE

Motor trade will not be permitted.

In accordance with our normal practice we advise all interested parties to make their own enquiries through the Planning Department of BCP Council (Bournemouth) (tel: 01202 123321) in connection with their own proposed use of the property.

SERVICES

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

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.

TENURE

The premises are available to let on a new full repairing and insuring lease for a term to be agreed incorporating 3 yearly upward only open market rent reviews.

The new lease will be subject to a simultaneous surrender of the existing lease.

RENT

£13,500 per annum exclusive.

The rent quoted is exclusive of business rates, VAT, service charge, insurance premium and all other outgoings.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

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

Rateable Value: £10,500 (April 2023 to present)

SERVICE CHARGE

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band D (81).

The full EPC and recommendations report are available on request.

ANTI MONEY LAUNDERING REGULATION

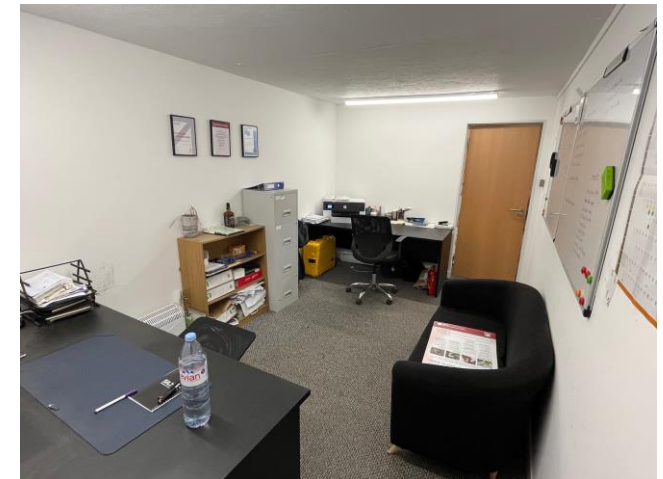
We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-



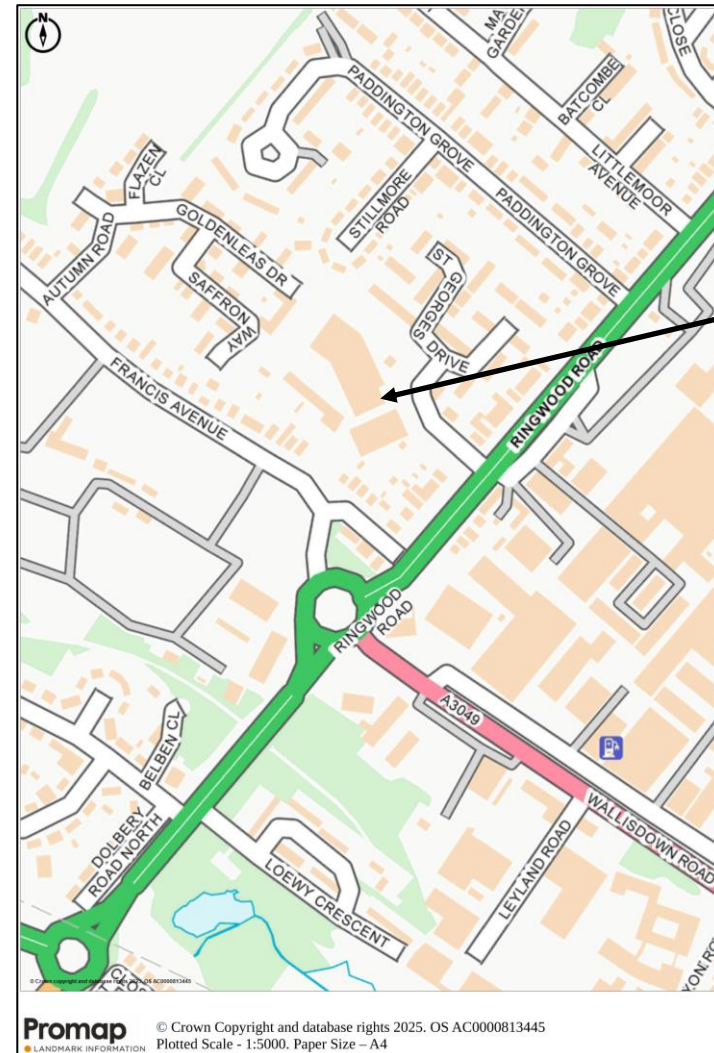
Steven Tomkins
stevet@nettsawyer.co.uk
01202 550246



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](#)



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