

TO LET

Carter Jonas



**Units 1-3 Poole Industrial Estate
Poole
Wellington
Somerset
TA21 9HH**

Industrial units & Yard to let

**G.I.A of 932.61 Sqm
(10,038.53 Sq ft)**

- Popular industrial estate located 2 miles from J26 of the M5.
- Three warehouses including office blocks.
- Concrete yard with parking for 30-40 vehicles.
- Yard enclosed by palisade fencing.

LOCATION

Located at Poole Industrial Estate on the edge of Wellington and situated 2 miles from J26 of the M5 motorway.

DESCRIPTION

Three interconnecting industrial units, each with 3 phase electricity, LED lighting and electric roller shutter doors plus office accommodation and WC facilities.

Unit 1

GIA of 23.74m x 13.06m. Electric roller shutter door with a height of 4.71m and a width 4.03m. The warehouse has a minimum eaves height of 6.19m and a maximum of 8.04m. Ground floor office block at the front of the building with a reception of 2.96m x 1.72m, ladies and gents WC facilities and office of 4.33m x 2.79m. Above the office block is a wooden mezzanine of 8.96m x 3.20m.

Unit 2

GIA of 24.14m x 12.89m. Electric roller shutter door with a height of 4.72m and a width 3.85m. The warehouse has a minimum eaves height of 6.19m and a maximum of 8.04m. Two Storey office block at the front of the building with a reception of 2.90m x 1.84m, ladies and gents WC facilities, office 1 accessed from the warehouse of 4.30m x 2.87m and WC accessed from the warehouse. At first floor, office 2 of 4.40m x 3.20m, office 3 of 2.16m x 1.40m and a staff room/kitchen of 5.72m x 2.47m.

Unit 3

GIA of 24.01m x 12.97m currently fitted out as a showroom. Electric roller shutter door with a height of 4.70m and a width 4.12m. Behind the roller shutter door is a double glazed unit with uPVC double glazed French doors leading into the showroom. Minimum eaves height of 6.19m and a maximum of 8.04m. Two Storey office block with office 1 of 4.17m x 2.67m, office 2 of 3.55m x 2.03m, kitchen of 3.49m x 1.64m, reception of 2.88m x 1.79m and ladies and

gents WC facilities. At first floor, office 3 of 6.99m x 2.73m.

The showroom is currently fitted out with a trade counter measuring 4.10m x 2.55m, an office of 4.85m x 4.10m and a store 8.35m x 6.28m. The trade counter, office and store could easily be removed if required.

ACCOMMODATION

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice the floor areas calculated are noted below:

	Sq m	Sq ft
Unit 1	310.04	3337.24
Office block		
Reception	5.09	54.79
Office	12.08	130.02
Mezzanine	28.67	308.60
Unit 2	311.16	3349.30
Office block		
Reception	5.33	57.37
Office 1	12.34	132.83
First floor		
Office 2	14.08	151.56
Office 3	3.02	32.51
Staff room/kitchen	14.13	152.09
Unit 3	311.41	3351.99
Office block		
Office 1	11.13	119.80
Office 2	7.21	77.61
Kitchen	5.72	61.56
Reception	5.16	55.54
First floor		
Office 3	19.08	205.38
The Showroom		
Trade counter	10.46	112.59
Office	19.89	214.09
Store	52.44	564.46

VIEWING

All viewings should be made through the sole agent, Carter Jonas

T: 01823 428590

M: 07968 216596

E: Stephen.richards@carterjonas.co.uk

LEGAL COSTS

Each party to bear their own legal costs throughout the transaction.

EPC

EPC rating: TBC

TENURE & RENTAL

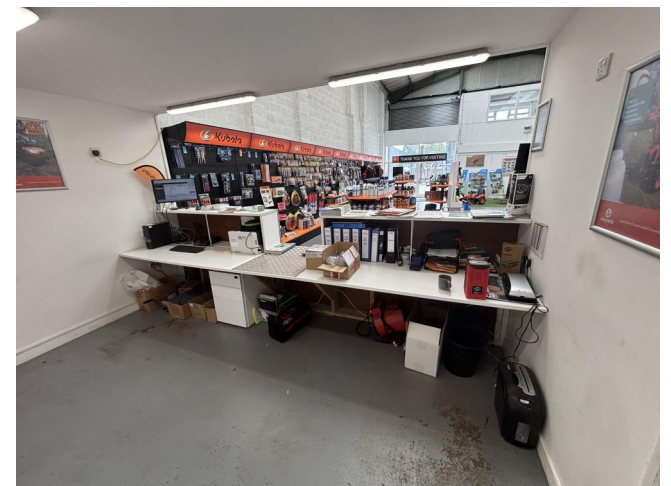
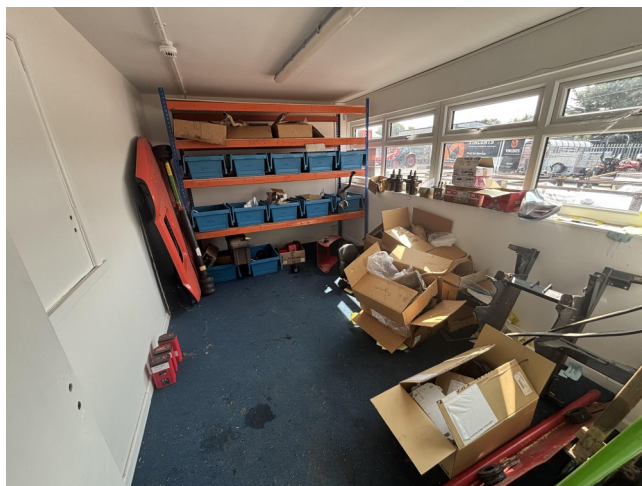
New lease available on flexible terms to be agreed at a quoting rent of £65,000 per annum plus VAT.

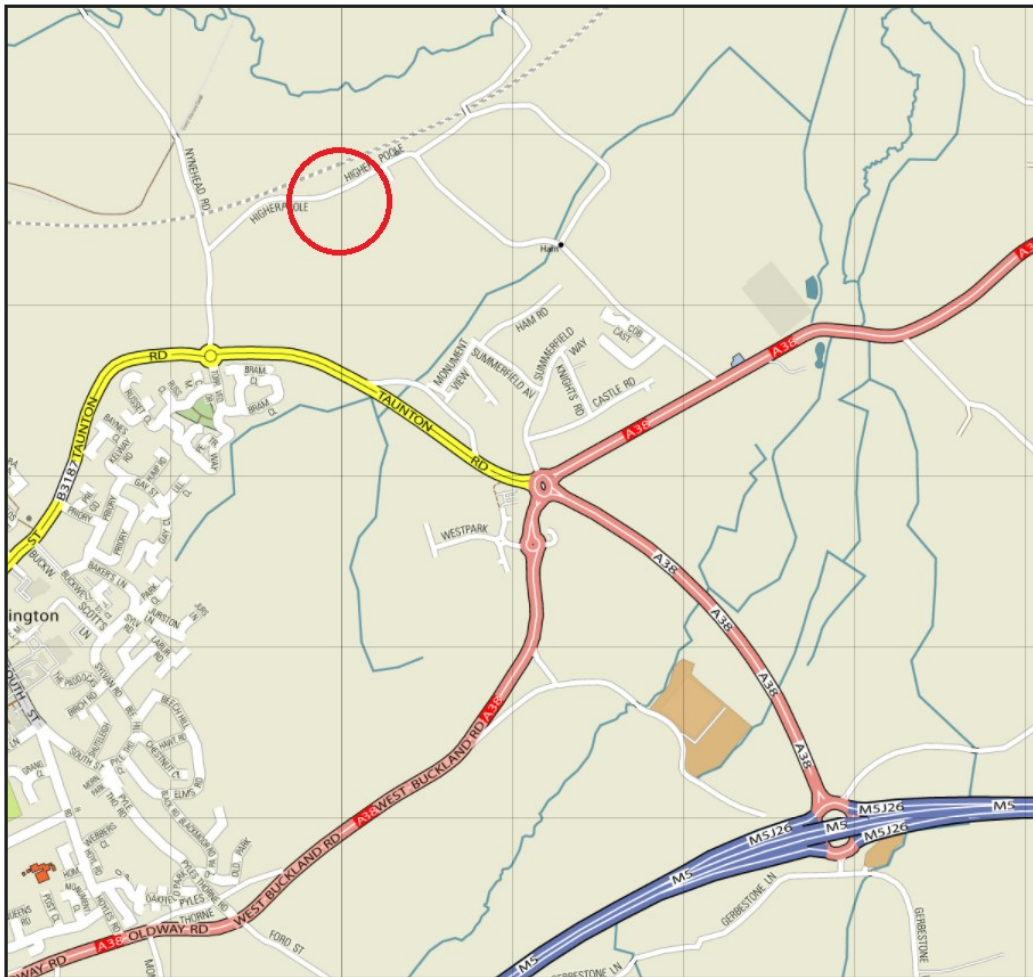
BUSINESS RATES

According to the Valuation Office website, the premises are assessed as the following:

Rateable value: £58,000

For verification purposes, interested parties are advised to make their own enquiries at www.voa.gov.uk.





FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

carterjonas.co.uk

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