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TO LET

**END OF TERRACE INDUSTRIAL UNIT
1,138 SQ FT (105.77 Sq M) APPROX.
UNIT 4, 4-6 ABINGDON ROAD, NUFFIELD IND. EST, POOLE, BH17 0UG**



LOCATION

The property is situated in Poole's largest industrial estate which adjoins the Fleetsbridge intersection of the A35, A349 & A3049, and therefore benefits from good road communications throughout the conurbation. Abingdon Road is at the northern end of the estate and is accessed via the main Nuffield Road.

DESCRIPTION

The property comprises an end of terrace industrial unit of steel portal frame construction with brickwork to the lower elevations and a profile cladding to upper elevations and roof. The premises benefit from allocated parking and a loading bay to roller shutter door.

ACCOMMODATION

The accommodation comprises the following approximate areas :

Gross Internal Area 1,138 sq ft (105.77 sq metres)

Main workshop

Max depth 11.96m

Max Width 8.84m

Eaves – minimum 4.5m

Roller shutter door (2.99m (w) x 3.65m (h)) access to main workshop/warehouse space.

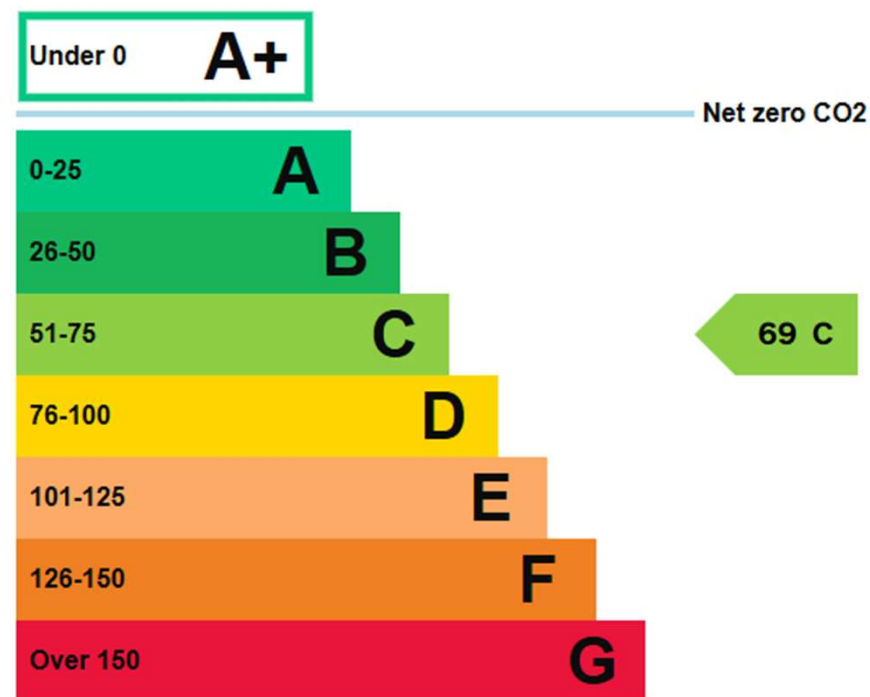
To one side of the unit is a pedestrian entrance lobby and two WC's.

OUTSIDE

Loading bay to main door and 4 allocated parking.

Energy rating and score

This property's energy rating is C.



KEY FEATURES

- 3 Phase Electricity
- Located on Poole's primary industrial estate
- EPC Band C
- 4 car parking spaces

PLANNING

The property has previously been used for industrial (Class E). Interested parties are advised to check with BCP council as to their proposed use.

RATING

The property is listed on the Valuation Office Agency website with a Rateable Value of £9,200 (April 2023) .

Interested parties should make enquiries of the local authority to verify the business rates payable.

EPC

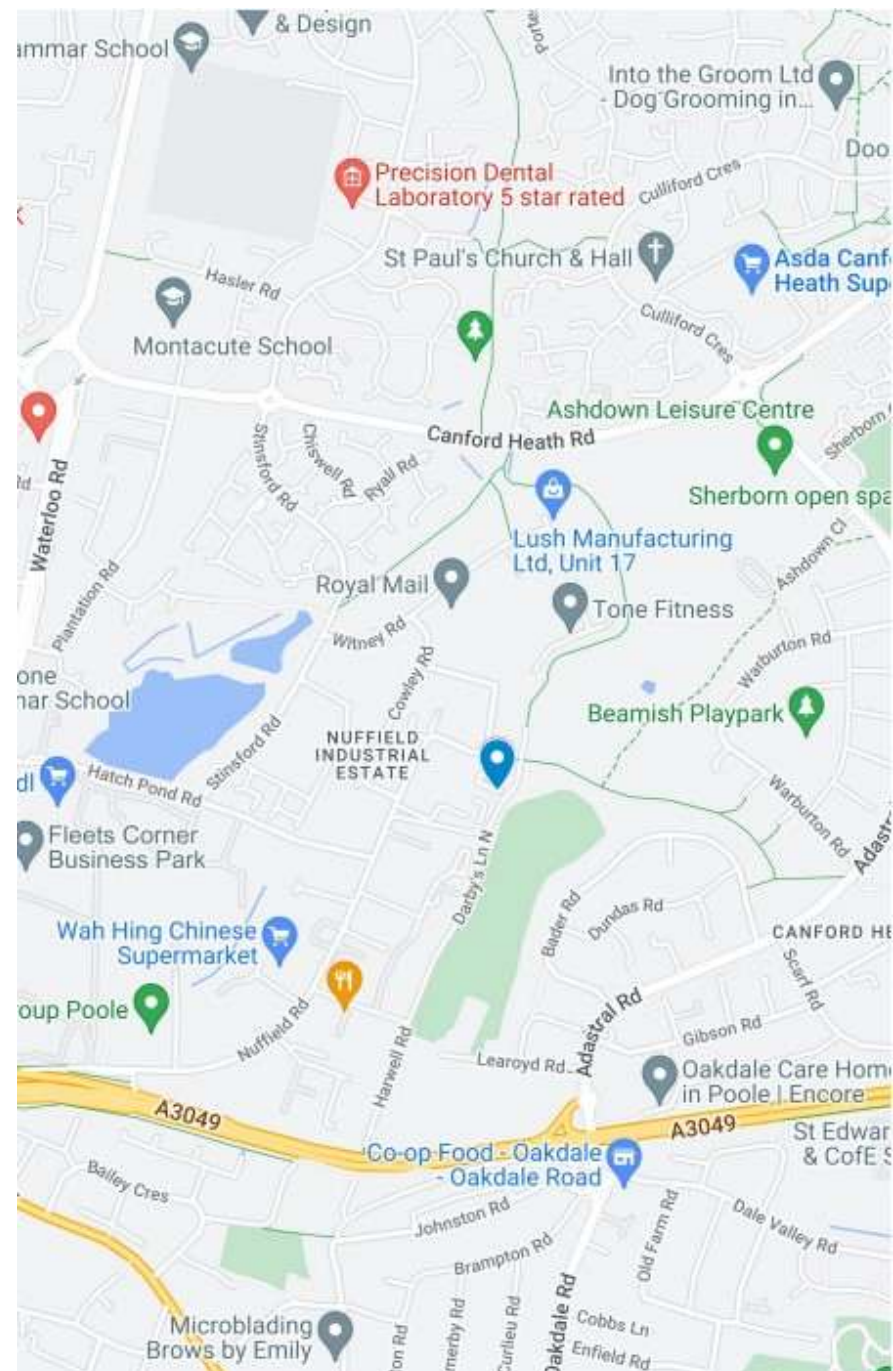
The building is currently assessed with an energy performance rating of Band C. The full Energy Performance Certificate and recommendations report are available on request.

LEASE

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Legend

UNIT 4

UNIT 4

Google Earth

Image Landsat / Copernicus

10 m

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LEGAL COSTS

Each party to pay their own legal fees incurred in the transaction.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

CODE FOR LEASING BUSINESS PREMISES

Applicants looking to lease a business premises through James and Sons are advised of the existence of the RICS Code for leasing business premises. Furthermore, we recommend that all applicants obtain professional advice from an independent RICS member or other property professional.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed Tenant prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed tenant once terms have been agreed.



PEOPLE AND PROPERTY SINCE 1873

VIEWING

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