



Suite 27 Briggs House
26 Commercial Road
Poole, BH14 0JR

Tel: 01202 673131

Email: properties@jamesandsons.co.uk



TO LET

INDUSTRIAL UNIT
1,010 SQ FT (93.83 Sq M) APPROX.
10 KENNINGTON ROAD, POOLE, BH17 0GF



LOCATION

The property is situated on Poole's largest industrial estate which adjoins the Fleets Corner Intersection of the A35, A349 and A3049, providing excellent road communications throughout the conurbation. On entering the estate from the Fleetsbridge Intersection along Nuffield Road, Kennington Road will be found as the third turning on the left-hand side, with the units being accessed from the head of the cul-de-sac.

DESCRIPTION

The premises comprise a mid-terrace workshop/warehouse unit of steel portal frame construction with mainly brick and block walls and a roof covering incorporating translucent panels. The property has 3-phase electricity, roller shutter door to loading bay and two car parking spaces.

ACCOMMODATION

The gross internal floor areas are summarised as follows:

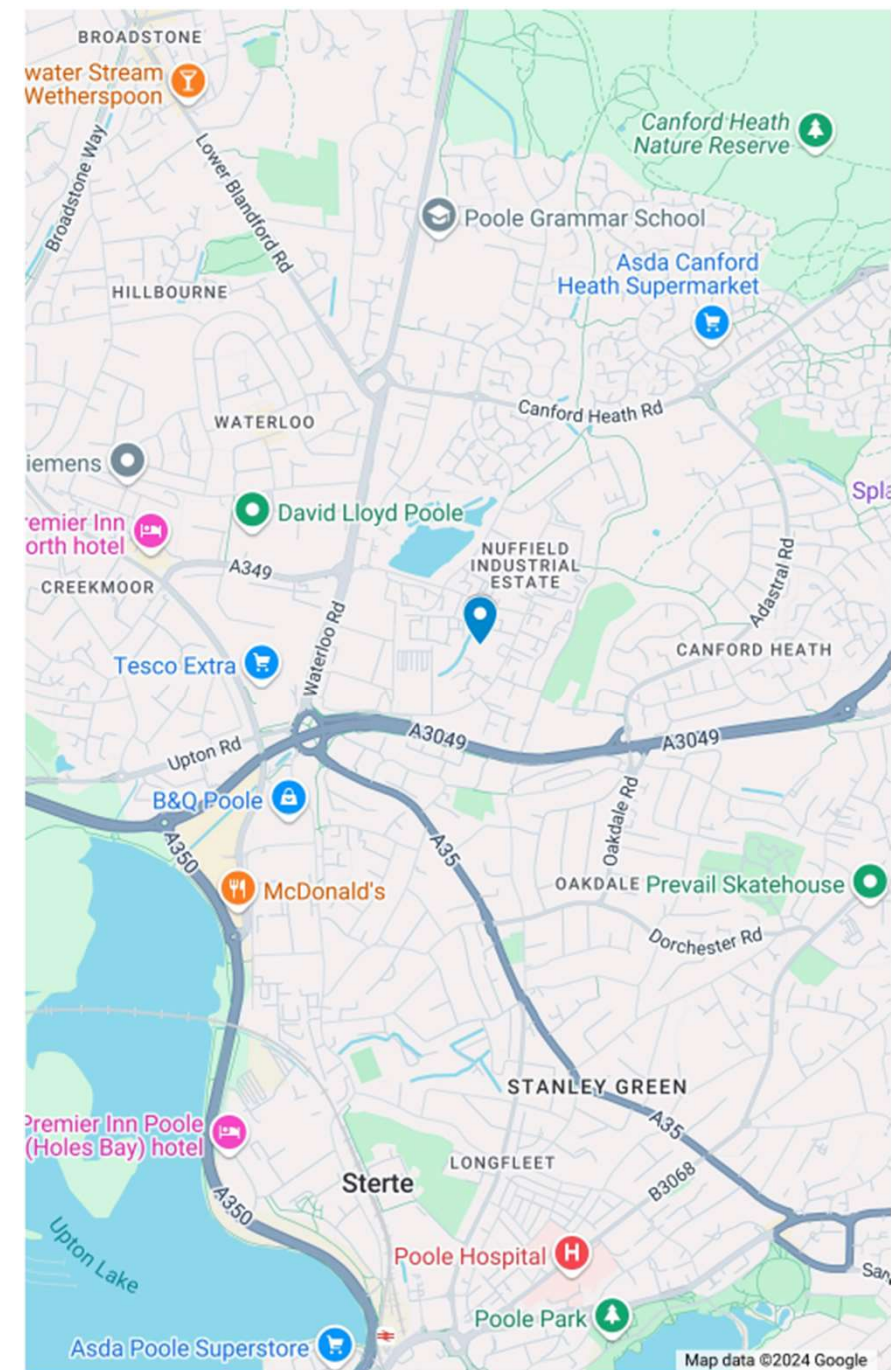
| | |
|----------------|--------------|
| Maximum Depth | 12.25 m |
| Maximum Width | 7.66 m |
| Internal Eaves | 3.21 m (min) |

Roller Shutter Door 2.84m (w) x 2.99 m (h)

WC with wash hand basin.

OUTSIDE

There are 2 car allocated parking space and loading bay.



PLANNING

We understand the property may be used for Class E – Commercial, Business and Service. Interested applicants should make their own enquiries of the local authority as to the suitability of their proposed use and planning history.

RATING

The property is listed on the Valuation Office Agency website with a Rateable Value of £7,900 (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 E**. The full Energy Performance Certificate and recommendations report are available at:

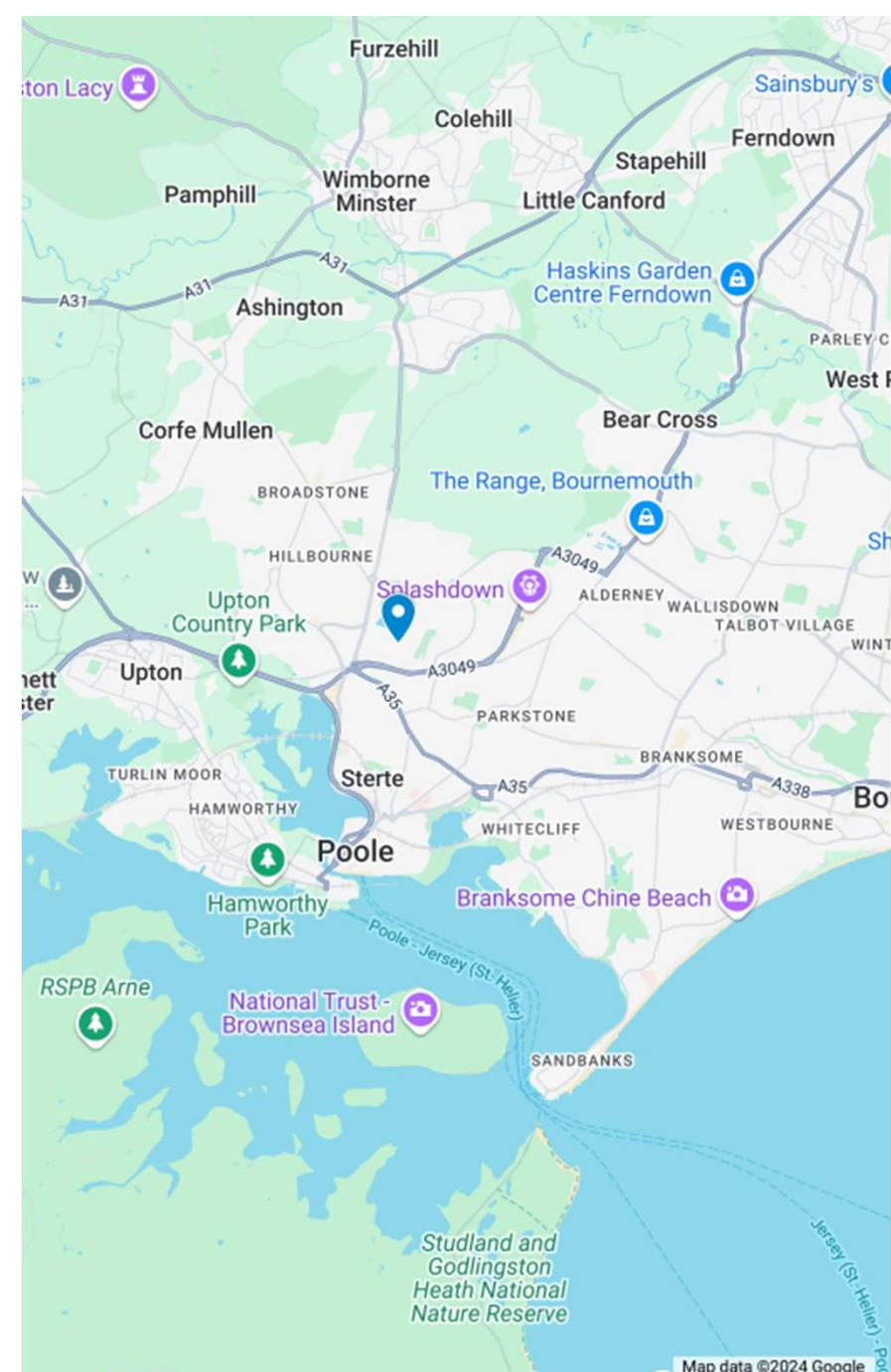
<https://find-energy-certificate.service.gov.uk/energy-certificate/6284-7823-7815-7928-2965?print=true>

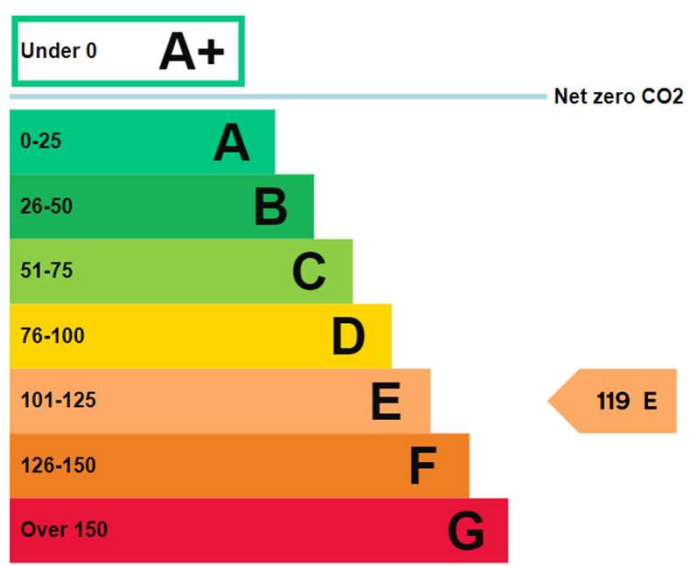
LEASE

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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

STRICTLY by appointment through James & Sons – contact:

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