

FOR SALE Or TO LET



 **Cowling
& West**

01202 558 262
cowlingandwest.co.uk

Prominent High Bay Warehouse Unit

- 1,340.5 sq. m approx. (14,430 sq. ft.)
- 87 Ringwood Road, Poole, Dorset, BH14 0RH



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● Location

The property is located on the southern side of the A348 Ringwood Road and benefits from a prominent location adjoining the road. Ringwood Road is one of the principal arterial routes into Poole town centre which is located approximately 1.5 miles away.

● Description

The property comprises an end of terrace unit of steel portal frame construction with a mixture of brick and metal cladding elevations. There are two loading doors on the frontage giving access to the warehouse, together with a separate personnel door to the side accessing a reception area and staircase to the first floor offices.

There is a good size yard on the frontage together with car parking.

● Features

- Minimum eaves height approx. 20ft
- 2 warehouse loading doors
- Ground floor reception
- First floor offices (partially air conditioned)
- Kitchen / WC / shower facilities

● Accommodation

| | | |
|--------------|----------------|-------------------|
| Ground Floor | 1,142.3 sq. m. | (12,296 sq. ft.) |
| First Floor | 198.2 sq. m. | (2,134 sq. ft.) |
| TOTAL | 1,340.5 sq. m. | (14,430 sq. ft.) |

These floor areas have been calculated on a gross internal basis.

● Tenure

The property is available by way of a new lease on terms to be agreed. The freehold may be available with vacant possession.

● Rent

£80,000 pa. exclusive of rates and all other outgoings.

● Price

Offers in excess of £1,000,000

● VAT

We understand that VAT is not applicable to this property.

[VIEW LOCATION MAP](#)

[GOOGLE STREET VIEW](#)

● Rates

We understand that the current rateable value for these premises (2018-2019) is £37,750.

● Energy Performance

The property has an Energy Performance Asset Rating of C(75).

● Legal Costs

In the event of a leasehold transaction the ingoing tenant will be responsible for the Landlord's reasonable legal costs. In the event of a freehold sale each party will be responsible for their own costs.

● Viewing Strictly by appointment through the sole agents:

Cowling & West
The White House
170 Magna Road
Canford Magna
Wimborne
Dorset BH21 3AP

David Cowling
davidc@cowlingandwest.co.uk

● 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 as to the incidence of VAT in respect of any transaction.

● Important Note

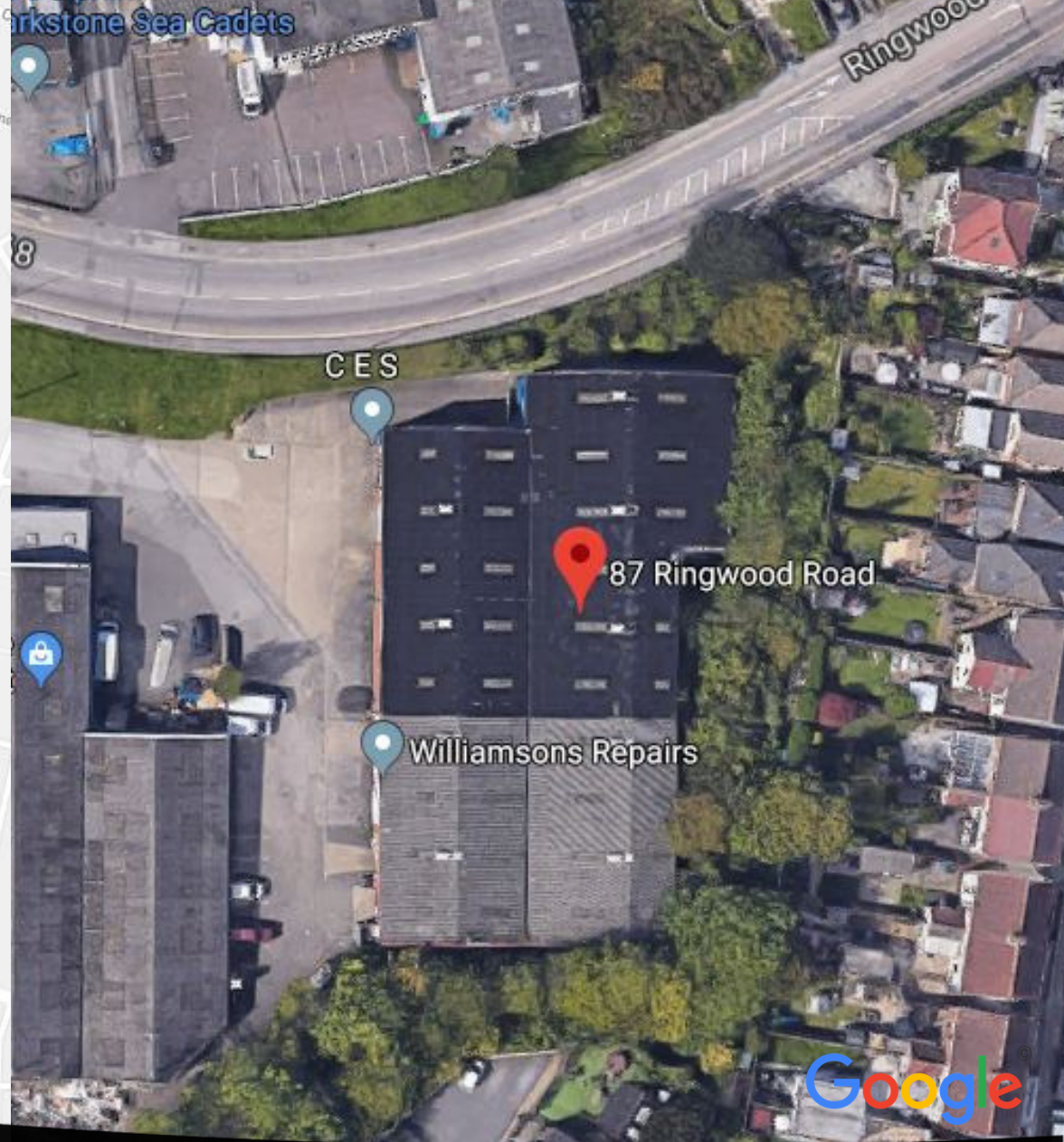
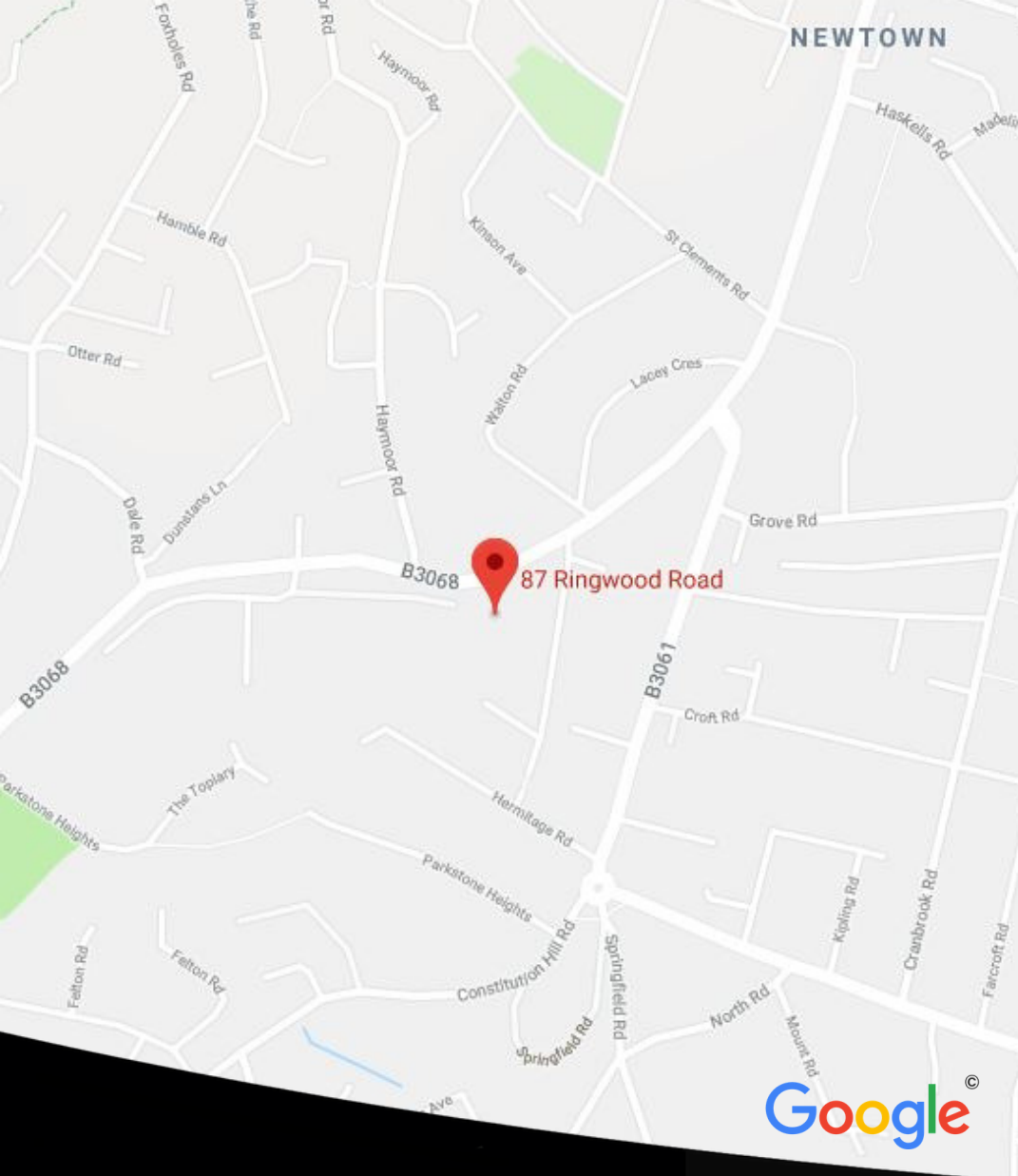
At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

● Identification

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser 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/purchaser once terms have been agreed.

● Disclaimer

MESSRS COWLING & WEST FOR THEMSELVES AND FOR VENDORS OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT: THE PARTICULARS ARE SET OUT AS A GENERAL OUTLINE ONLY FOR THE GUIDANCE OF INTENDED PURCHASERS OR LESSEES, AND DO NOT CONSTITUTE, NOR CONSTITUTE PART OF, AN OFFER OR CONTRACT; ALL DESCRIPTIONS, DIMENSIONS, REFERENCES TO CONDITION AND NECESSARY PERMISSIONS FOR USE AND OCCUPATION, AND OTHER DETAILS ARE GIVEN WITHOUT RESPONSIBILITY AND ANY INTENDING PURCHASERS OR TENANTS SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM; NO PERSON IN THE EMPLOYMENT OF MESSRS COWLING & WEST HAS ANY AUTHORITY TO MAKE OR GIVEN ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



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