

FOR SALE - INDUSTRIAL / WAREHOUSE PREMISES

Unit 12 Chantry Park, Cowley Road, Nuffield Industrial Estate, Poole
BH17 0UJ



- Located on Nuffield Industrial Estate
- Total approx. 114.3 sq m (1,231 sq ft)
- Freehold £165,000 exclusive.
- Last unit available.

LOCATION

Chantry Park Industrial Estate is located on Nuffield Industrial Estate and provides excellent access to all parts of the conurbation and road network, including the A31 to the north and the A35 to the east and west.

DESCRIPTION

The mid-terrace premises have brick and newly clad elevations under a new dual pitch insulated roof.

The property provides open plan industrial/warehouse accommodation with single WC.

The premises benefits from the following specification:-

- New insulated roof
- New cladding
- WC
- New loading door
- Three phase electricity
- Recently decorated
- Gas
- Three allocated parking spaces
- Visitors parking

The property has a gross internal area of approximately:-

GIA: 114.3 sq m (1,231 sq ft)

TENURE

The premises are available freehold with vacant possession.

PRICE

£165,000 exclusive.

We understand VAT is payable on the purchase price.

EPC

The property has an EPC rating of: C – (71).

A copy of the full report is available on request



BUSINESS RATES

We are verbally informed that the property has a rateable value of £7,200. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

Rates payable may also be subject to transitional or small business rates relief and interested parties are therefore encouraged to contact the Local Rating Authority directly. Further information is available [HERE](#)

VIEWING

Strictly by appointment with the Agents, Sibbett Gregory.

Contact: Jon Baron - 01202 661177

jonbaron@sibbettgregory.com

Or

Lambert Smith Hampton

Contact: Dan Rawlings – 023 8071 3077

d.rawlings@lsh.co.uk

FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee 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 or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed.



