

## FOR SALE - INDUSTRIAL PREMISES WITH SECURE YARD

7 Allens Lane, Hamworthy, Poole BH16 5DA



- Freehold with vacant possession
- Gross internal area approx. 719.1 sq m (7,740 sq ft)
- £700,000
- Secure yard
- Parking

## LOCATION

The premises are on Allens Lane Industrial Estate in Hamworthy which is approximately 2 miles to the west of Poole Town Centre.

Allens Lane has access from the A350 Blandford Road which connects with the A35 dual carriageway approx 2 miles to the north at Upton. The Port of Poole is approximately 1 mile distant.

## DESCRIPTION

The premises are constructed by means of steel frame with brick and part clad elevations under a modern steel profile insulated roof incorporating roof lights. We are advised the roof was replaced approximately 5 years ago.

The property is configured to provide offices, WC and shower within the front single story construction, with industrial accommodation to the rear. The property has been extended with additional steel frame construction, under a mono-pitch roof. The industrial areas of the property feature modern florescent strip lighting.

A small storage mezzanine has been installed at the rear of the main warehouse with an average clear height of approx. 1.9m. Additional storage is provided above the WC and Kitchen also within the main warehouse.

A yard is enclosed by palisade fence.

The property has the following specification:

- Secure Yard
- Large electric roller shutter approx. (w 8.3m x h 4.2m)
- WC's
- Shower
- Four offices
- Perimeter electrics – three phase supply
- Concrete floors
- Modern insulated roof
- 13 marked parking bays
- Three phase electricity with perimeter wiring

## EPC

The property has an EPC rating of D – (83).

A copy of the full report is available on request.



## FLOOR AREAS

We have calculated the approximate gross internal area in accordance with RICS Property Measurement (1<sup>st</sup> Edition) as below:

**Gross internal area: 719.1 sq m (7,740 sq ft)**  
Low height storage/Mezzanine: 38.49 sq m (414 sq ft)

## TENURE

Freehold with vacant possession.

## PRICE

£700,000

We understand VAT is not payable on the purchase price.

## BUSINESS RATES

We are verbally informed that the property has a rateable value of £27,750. 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.

## VIEWING

Strictly by appointment with the Sole Agent, Sibbett Gregory.

Contact: Jon Baron - 01202 661177  
[jonbaron@sibbettgregory.com](mailto:jonbaron@sibbettgregory.com)







#### 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.

