



Unit 4 Stepnell Reach, 541 Blandford Road, Poole BH16 5BW

**TO LET**

Industrial/Warehouse Unit \*TO BE  
REFURBISHED\*

**2,764 Sq Ft  
(257 Sq M)**

## DESCRIPTION

The property comprises a mid terrace unit of steel portal frame construction with part brick/part block and profile clad elevations. Internally the unit is fitted with a warehouse/stroage area which can be accessed via a roller shutter loading door. The remaining part comprises a mixture of kitchenette and WC facilities and mezzanine storage.

- ✓ 5.68m Eaves
- ✓ Allocated Parking
- ✓ Kitchen 7 WC Facilities
- ✓ Loading Door 3m (W) x 4.4m (H)
- ✓ Covered Loading Area
- ✓ 3 Phase Electrics

## LOCATION

Stepnell Reach is situated off B3068 Blandford Road in Hamworthy, approximately two miles from Poole town centre. Blandford Road is a busy route which provides access to the Port of Poole and Poole town centre to the south and the A35 dual carriageway at Upton to the north.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground floor	2,024	188
Mezzanine	473	44
First floor office	266	25
<b>Total</b>	<b>2,764</b>	<b>257</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

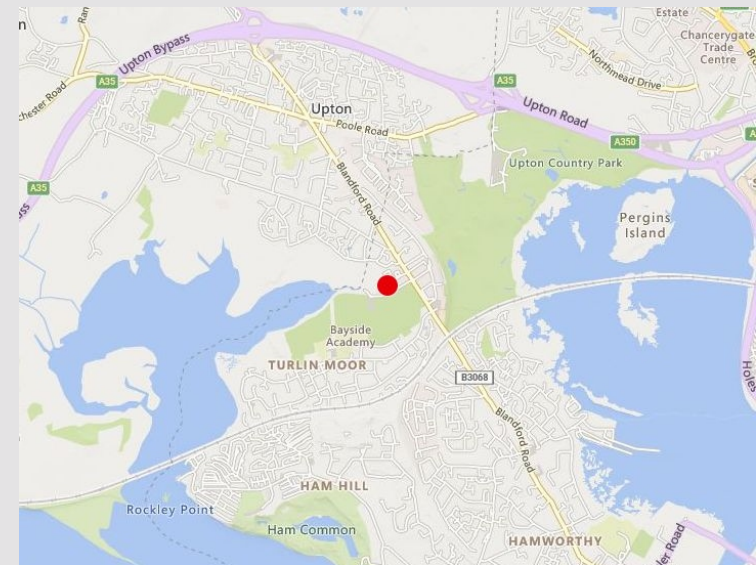
For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

The rent is £29,000 per annum and the premises are available by way of a new Internal Repairing and Insuring lease for a term to be agreed.

## EPC

The Energy Performance Asset Rating is 61(C).



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Regulated by RICS 14-May-2024

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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