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Eddisons

INDUSTRIAL UNIT – FOR SALE / TO LET



Unit 13 Dawkins Road Industrial Estate, Hamworthy, Poole, Dorset BH15 4JP

FOR SALE £450,000 /

TO LET £38,000 PER ANNUM EXCLUSIVE

**461 sq. m. (4,957 sq. ft.) GIA +
Lean-to**

- For Sale or To Let
- Workshop with Storage and Office Accommodation
- Gated Yard
- Allocated Parking to Front

LOCATION

The property is located within Poole, a large town forming part of the ever-expanding south coast conurbation and is positioned immediately adjacent to Bournemouth.

Bournemouth a regional hub for commercial activity offers a range of facilities and amenities. The subject property benefits from good transport communications via the A31, rail services at Poole and Hamworthy and Bournemouth international airport a short car journey away.

The subject property occupies a prominent position along Dawkins Road an established industrial park. Nearby occupiers include; Intec - Digital print finishing solutions, Denis Wick Products Ltd and Void Acoustics.

DESCRIPTION

The property comprises an industrial property over ground and first floors. Workshop and storage accommodation is principally provided on the ground floor with first floor cellular offices and a timber frame mezzanine.

The property benefits from a three-phase electrical supply, a rear yard and a lean-to along the right-hand flank. Parking is provided to the front elevation. The unit has kitchen and toilet facilities while a rear shutter provides access to the workshop.

PRICE/RENT

The property is available to purchase freehold, either with vacant possession or subject to a sale and leaseback (terms to be agreed) at a purchase price of £450,000.

Alternatively, the property is available to let on terms to be agreed at a commencing rental of £38,000 per annum exclusive.

VAT

We understand that the property is not VAT elected.

BUSINESS RATES

To be reassessed.

SERVICES

We understand the property has mains connections to Gas, Electricity, Water and Drainage.

LEGAL COSTS

Each party to bear their own costs incurred.

EPC

D (80)

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Daniells Harrison



Nick Holtby
01329 221199
nicholas.holtby@eddisons.com
Ref: 110924NH / Date: 11/09/24



For more information, visit eddisons.com
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