

Industrial

# UNIT 5A-5B EAST | ROUNDWAYS INDUSTRIAL ESTATE

Elliott Road, Bournemouth, BH11 8JJ

## UNIT 5A-5B EAST | 7,211 SQ FT

Industrial Unit with office accommodation  
coming soon

Unit 5A-5B East at Roundways Industrial Estate offers 7,211 sq ft of soon to be refurbished industrial space with office accommodation, ideal for light industrial, warehouse, or storage purposes. The unit is equipped with 3-phase power, LED lighting, and WC facilities, providing a well-rounded space for business operations. Car parking is also available for staff and visitors. Located just 500 meters from the A348 Ringwood Road, the estate provides excellent road communications to the A35 and wider main road networks. Bournemouth Airport is 7 miles away, and the city center is just 5 miles away, ensuring great accessibility. The unit is situated in a key industrial area, making it perfect for businesses looking for a well-connected location.



Lease Type

New

### ✓ Unit Summary

- Refurbished Unit 3
- Phase Power Office
- Accommodation
- LED Lighting
- Car Parking
- WC facilities

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£85,500.00	£11.86
Rates	£34,560.00	£4.79
Maintenance Charge	£7,600.00	£1.05
Insurance	£1,428.20	£0.20
Total Cost	£129,088.20	£17.90

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

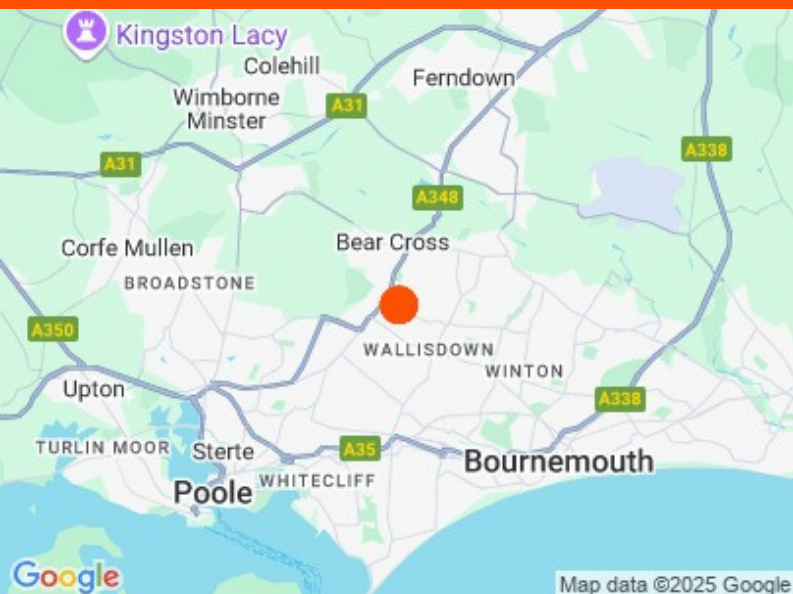
➔ For more info please visit: [unit.info/UIP0300169](http://unit.info/UIP0300169)

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## Location

The estate is approximately 500 metres from the A348 Ringwood Road which provides road communications to the A35 and wider main road networks.



Road  
A348: <1 mile



Airport  
Bournemouth Airport: 7 miles



Rail  
Bournemouth: 3 miles

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (43)



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## Key Contact



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