

## TO LET

### LIGHT INDUSTRIAL UNIT

Unit 16 Aztec Centre  
34 Nuffield Road  
Nuffield Industrial Estate  
Poole BH17 0RT

**905 sq ft (84 sq m)**  
Approx. gross internal area

**Rent: £12,500 plus VAT per annum exclusive**



## LOCATION

The Aztec Centre is a small development of industrial/warehouse units in a prominent position with direct access from Nuffield Road which is the main estate road through the established and popular Nuffield Industrial Estate approx. 3 miles to the north of Poole town centre.

## DESCRIPTION

The premises comprise an end of terrace unit constructed of brick/block lower elevations with profiled cladding above and a pitched roof incorporating daylight panels.

Features include:-

- Personnel entrance door into reception/office
- WC
- Teapoint
- First floor office with suspended ceiling incorporating integral lighting. (We have no confirmation this area has any relevant statutory consents) \*
- Internal eaves approx. 4.7m.
- Roller shutter loading door measuring 2.6m wide and 3.5m high.
- 2 car parking spaces.

## PLANNING

In accordance with our normal practice we advise all interested parties to make their own enquiries through the planning department of BCP Council (Poole) tel. 01202 633633 in connection with their own proposed use of the property.

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.

## ACCOMMODATION

<u>Ground floor</u>		
Factory/storage including WC, teapoint	807 sq ft	75 sq m
<u>First floor*</u>		
Office	98 sq ft	9 sq m
<b>Total</b>	<b>905 sq ft</b>	<b>84 sq m</b>

Measured on a gross internal basis

## SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

## TENURE

The premises are available to let on a new full repairing and insuring lease for a term to be agreed incorporating upward only open market rent reviews.

## RENT

**£12,500** plus VAT per annum exclusive

The rent quoted is exclusive of VAT, business rates, service charge, insurance premium and all other outgoings.

## BUSINESS RATES (source: [www.voa.gov.uk](http://www.voa.gov.uk))

Rateable value: £ 8,500 (From 1<sup>st</sup> April 2023)

Rateable value: £10,000 (From 1<sup>st</sup> April 2026)

## ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C (58)

The full EPC and recommendations report are available on request.

## SERVICE CHARGE

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

## ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agents:-

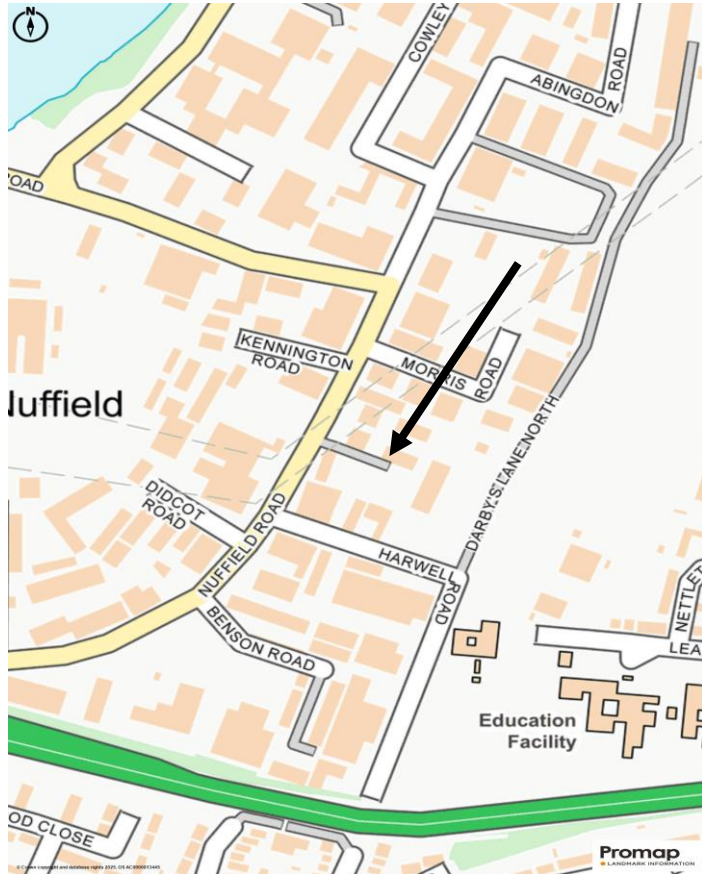


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## CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)



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