

# TO LET

## 4 INDUSTRIAL/WAREHOUSE PREMISES TO BE FULLY REFURBISHED

3,265 - 13,980 SQ FT (303 - 1,299 SQ M)



BUSINESS SPACE



**UNITS 27-33 COWLEY ROAD**

NUFFIELD INDUSTRIAL ESTATE, POOLE, DORSET BH17 0UJ



## SUMMARY >

- TO BE FULLY REFURBISHED
- 5.6M INTERNAL EAVES HEIGHT
- LINKING OF UNITS



  
Electric Roller  
Shutter Per Unit

  
6.5m  
Internal Eaves  
Height

  
Allocated  
Parking Spaces

REF:  
W23620

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## Location

Cowley Road is accessed from Nuffield Road which is the main estate road for Nuffield Industrial Estate. Nuffield Road connects to the Fleetsbridge Interchange Roundabout which accesses the main A35 and Waterloo Road. Nuffield Industrial Estate is strategically located adjacent to the A3049 dual carriageway and has access to the main Waterloo Road via Hatch Pond Road.

The A3049 ultimately connects to the M27 via the A348 and A31.

## Description

Each unit will be fully refurbished and have the following brief specification:

- Mono pitched insulated roof incorporating daylight panels
- Steel portal frame
- Brick outer, blockwork inner wall construction
- Insulated profiled steel cladding to upper elevations
- Concrete floor
- Internal eaves height 6.5m
- Ridge height 8.5m
- Electric roller shutter door measuring approximately 4.3m wide x 4.8m high
- 3 phase electricity, gas and telecom (3 phase to be confirmed in Units 31 and 33)
- Male and female WCs
- First floor (Units 27, 29 and 33)
- Allocated car-parking

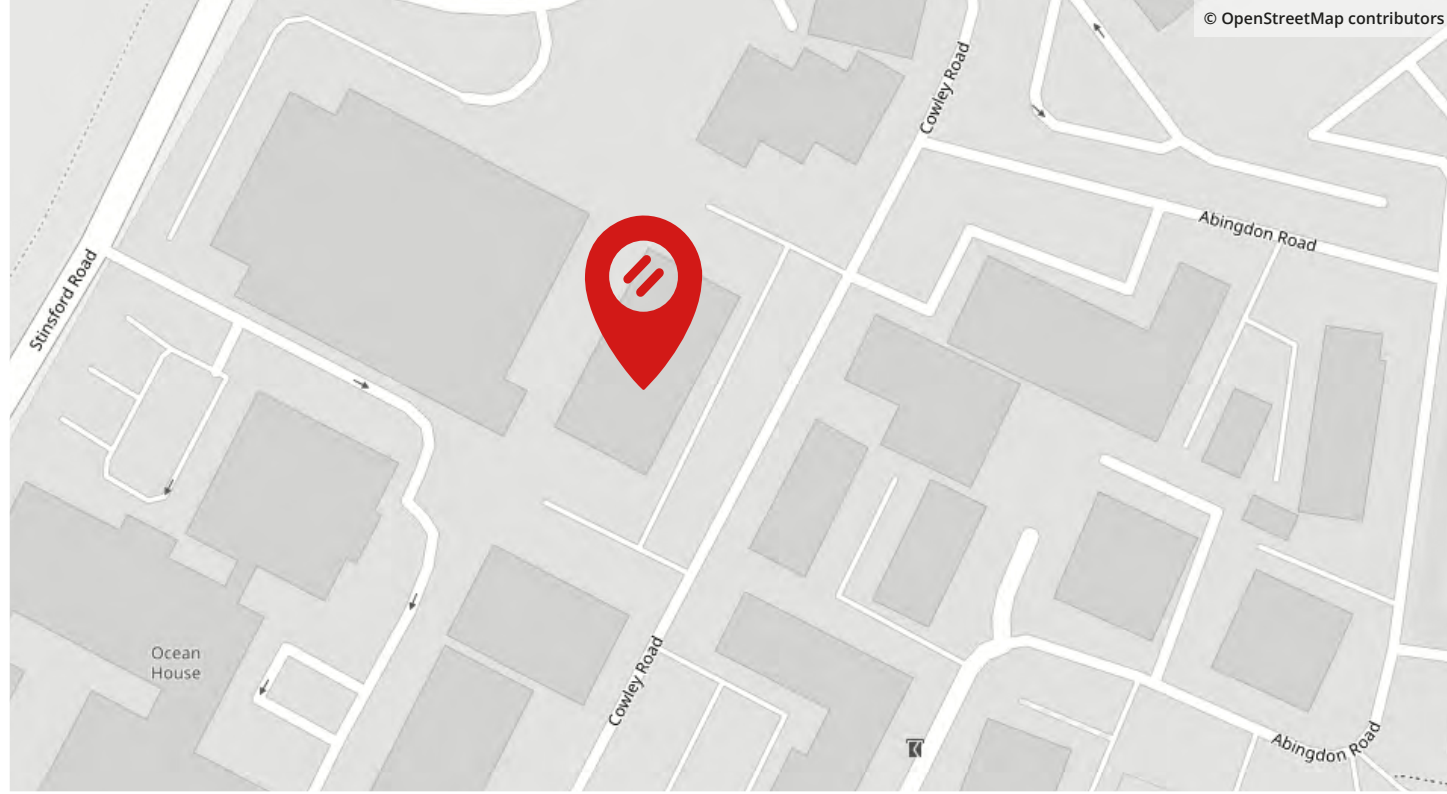




PHOTO SHOWS UNIT  
FIRST FLOOR



PHOTO SHOWS UNIT 33  
GROUND FLOOR OFFICE



## Accommodation

Unit No.	Ground Floor Sq M	Ground Floor Sq Ft	First Floor Sq M	First Floor Sq Ft	Total Gross Internal Area Sq M	Total Gross Internal Area Sq Ft	EPC Rating
27	393	3,159	37	393	330	3,552	To be assessed
29	295	3,175	36	387	331	3,562	To be assessed
31	303	3,265	-	-	303	3,265	To be assessed
33	299	3,211	36	390	335	3,601	To be assessed

## Drive Times

Destination	Miles	Minutes
Bournemouth	7	25 minutes
Salisbury	32	56 minutes
Southampton	35	56 minutes
Portsmouth	54	1 hour 7 minutes
Bristol	78	2 hours 8 minutes
London	109	2 hours 32 minutes

The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

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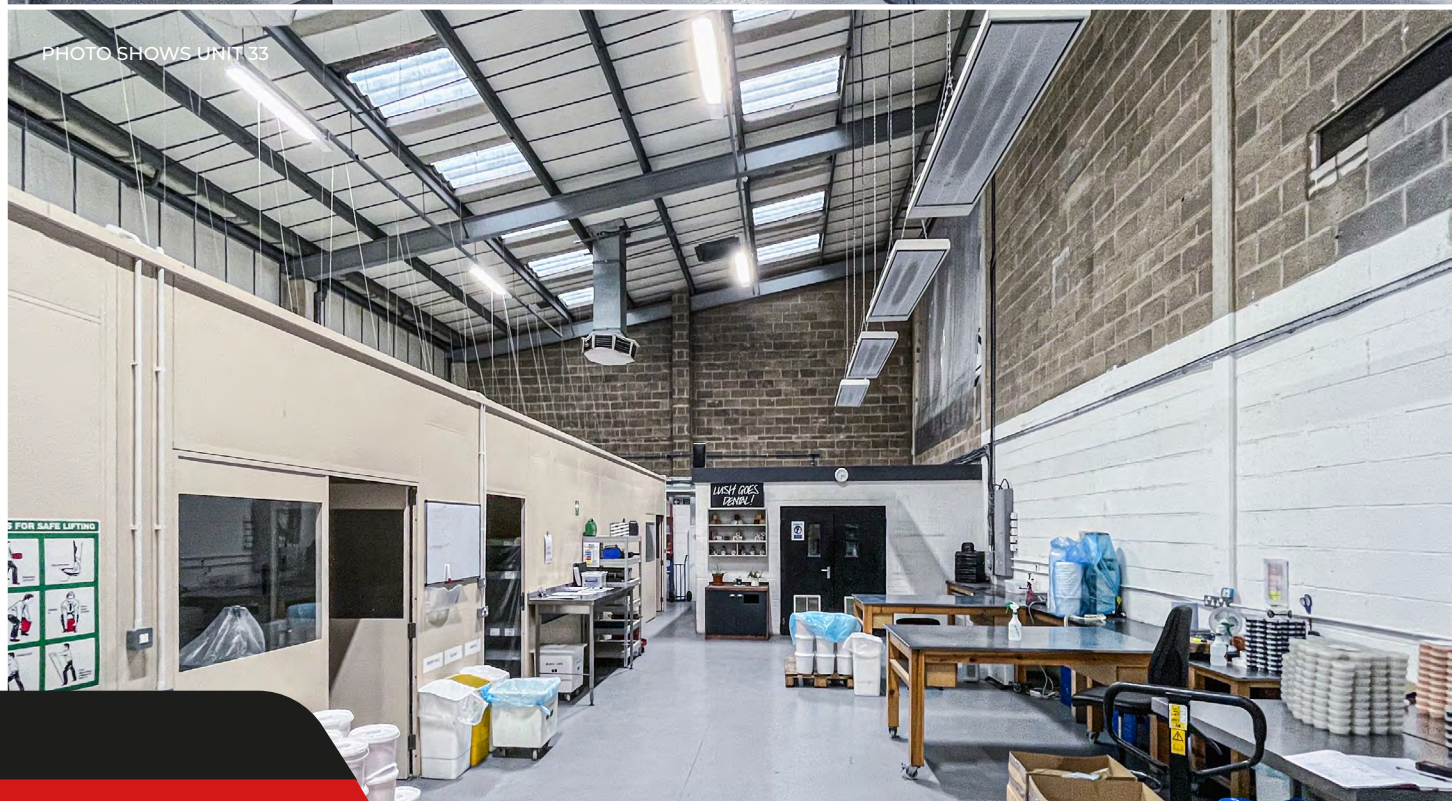
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PHOTO SHOWS UNIT 33  
FIRST FLOOR



PHOTO SHOWS UNIT 33



## Local Trains

Station Name	Miles	Proximity
Poole	2	South-West
Parkstone	3	South-East

Direct trains to Weymouth, Bournemouth, Southampton Central and London Waterloo

## Rent

On application.

## Lease Terms

The units are available to let on new full repairing and insuring leases incorporating upward only open market rent reviews every 3 years.

## Service Charge

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## Rateable Values

### Units 27 & 29

£51,000 (From 1.4.2023)

### Units 31 & 33

£46,000 (From 1.4.2023)

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PHOTO SHOWS UNIT 27



PHOTO SHOWS UNIT 29



## EPC Ratings

To be assessed.

## Legal Costs

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

## VAT

All figures quoted are exclusive of VAT and is applicable on all IPIF estates.

## Agents Note

All existing mezzanines will be removed.

## Viewing

Strictly by prior appointment through the agents through whom all negotiations must be conducted:



**Chris Wilson**  
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## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### MISREPRESENTATION ACT

The particulars in this brochure have been produced in good faith and set out as a general guide and do not constitute the whole or part of any contract. All liability in negligence or otherwise arising from the use of the particulars is hereby excluded - December 2022.

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)