



To Let

Unit 4, Didcot Road, Nuffield Industrial Estate, Poole, BH17 0GD

Industrial /Warehouse Premises

- Located on the popular Nuffield Industrial Estate
- Gross internal area approx. 397.2 sq m (4,275 sq ft)
- £37,400 per annum exclusive
- 9 parking spaces

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LOCATION

The premises are accessed from Didcot Road which runs directly into Nuffield Road, the main feeder road through one of Poole's largest industrial estates. Road communications locally are afforded by the A35 which links Poole and Bournemouth and ultimately leads to the main A31 which connects to the southern motorway network of the M27/M3.

DESCRIPTION

Constructed as an end-of-terrace unit of steel portal frame with brick outer and block inner walls under a pitched roof incorporating translucent daylight panels. The unit benefits from the following:-

- Personnel door
- Two roller shutter loading doors
- Eaves height of approx 4.60 m
- Concrete floor
- Three phase electricity
- Offices
- WCs
- Nine parking spaces

TENURE

The unit is available on a new full repairing and insuring lease incorporating upward only rent reviews every 3 years.

RENT

£37,400 per annum exclusive.

The rent is exclusive of business rates, service charge, VAT, buildings insurance and utilities.

BUSINESS RATES

The Valuation Office Agency states that the property has a rateable value of £39,500, with effect from 1st April 2026. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

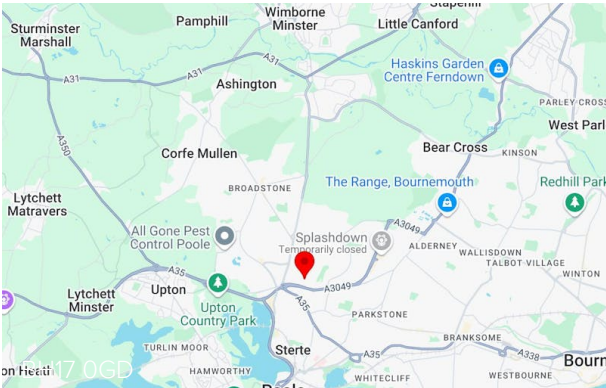
USE

Motor or leisure related activities will not be permitted.

EPC

The premises has the following rating:

D (100)



SUMMARY

Available Size	4,275 sq ft
Rent	£37,400 per annum exclusive
Rateable Value	£39,500
EPC Rating	D (100)

VIEWING & FURTHER INFORMATION

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FINANCE ACT 1989: Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction. IMPORTANT NOTE: At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings. IDENTIFICATION: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering -the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed. Generated on 09/03/2026