

Lot 31

Vacant Possession

Units 17-21 Factory Road, Upton Industrial Estate,
Poole, Dorset BH16 5SN

Freehold Industrial/Development/Refurbishment Opportunity



Tenancy and accommodation

Lot 31

Vacant Possession

Key Details

- Comprises three substantial industrial units totalling approximately 10,570.95 sq m (113,775 sq ft)
- Total site area approximately 1.82 ha (4.50 acres)
- Of interest to owner occupiers, investors and developers
- Asset management opportunities and Change of Use potential
- Established Industrial location close to A35 dual carriageway
- Occupiers in the area also include Upton Country Park, Poole Rugby Club, Travis Perkins & Lidl

Location

Miles: 2 miles north-west of Poole
24 miles east of Weymouth
Roads: A31, A35, A350
Rail: Hamworthy
Air: Bournemouth Airport

Situation

The property is located on Upton Industrial Estate, approximately 2 miles north-west of Poole, in a predominantly industrial area, off Factory Road. The area benefits from excellent access to the A35 and A350 dual carriageways which in turn leads to the M27 via A31. The property is also within close reach of Bournemouth Airport being just 10 miles to the east, and is immediately to the west of Upton Country Park with residential areas close by. Nearby occupiers include Travis Perkins, Lidl, Europlacer, Chillblast, Hydreco Hydraulics and J&B Plumbing & Heating Suppliers.

Description

The property comprises three large industrial units, each with adjoining office accommodation. Eaves height varies from 4.95m to 5.8m across the three units and there are a total of seven loading doors. The total site area extends to some 1.82 ha (4.50 acres).

Tenure

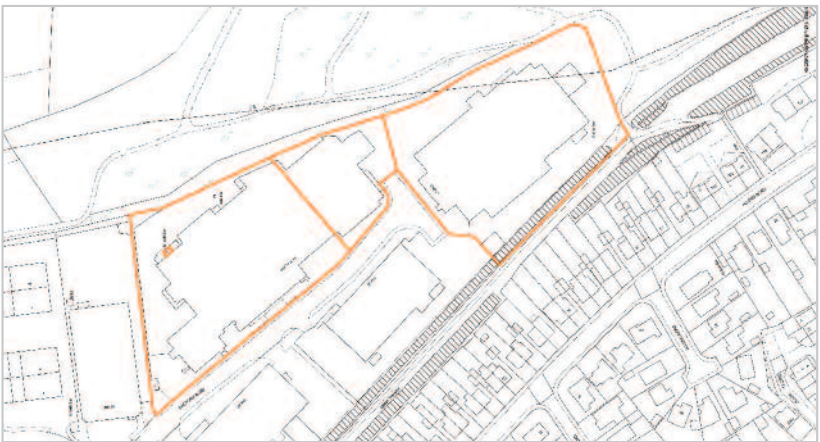
Freehold

VAT

VAT is applicable to this lot.

Energy Performance Certificate

Available from the legal pack at www.acuitus.co.uk.



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