

To let

Space for business

WAREHOUSE/INDUSTRIAL SPACE ANCILLARY OFFICE,
CAR PARKING AND SECURED YARD

29,000 sq ft (2,700 sq m)



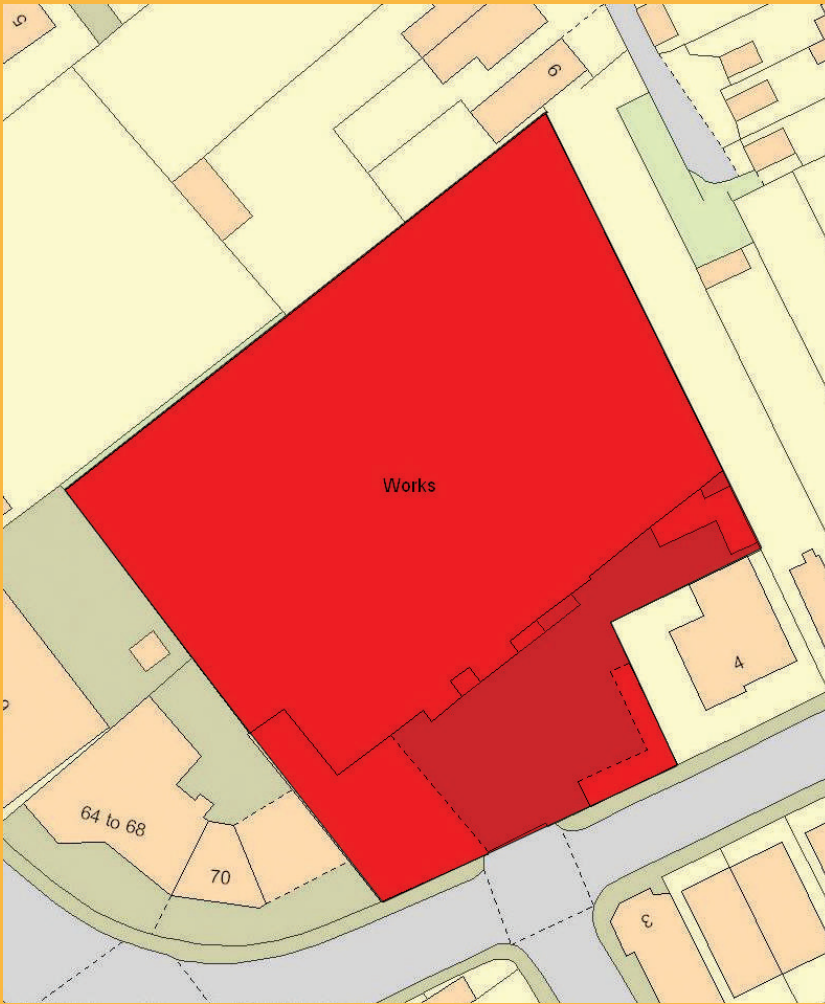
2 Cromwell Road

Southbourne, Bournemouth
Dorset BH5 2JN



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pallmallestates.co.uk

High value, low cost, flexible business space to let throughout the UK



Description

2 Cromwell Road offers warehousing with office space, secure yard and parking in a suburban Bournemouth location. It is of steel frame and brick construction, with multiple pitched steel clad roofs incorporating daylight panels, and supported upon steel trusses resting on brick pillars. The floor is concrete and the internal eaves height is approximately 4 metres. Loading is by way of two roller shutter doors measuring approximately 3.5m high x 3.0m wide and 2.2m high x 3.6m wide respectively. To the front of the premises facing Cromwell Road there is a two storey office block of brick construction. Single glazed windows are provided at ground and first floor levels and there are a range of partitioned offices with lighting, suspended ceilings incorporating lighting and male and female WCs.

Location and Access

The premises are located within a mixed commercial/residential suburb of Bournemouth. The town centre is approximately 2 miles to the west offering mainline railway services. The A338 (Wessex Way) is approximately 1.5 miles to the north and can be accessed via Seabourne Road, the A35 Christchurch Road and the A3060 Castle Lane East. The A338 connects with the A31 dual carriageway linking with the southern motorway network of the M27 and M3. Poole is approximately 7 miles, Christchurch 5 miles, Ringwood 10 miles and Ferndown approximately 8 miles distant respectively.

Unit Sizes

	Sq ft	Sq m
Warehouse	21,000	1,950
Ground & first floor offices	8,000	750
Total	29,000	2,700

Features and Benefits

- 4 m eaves height
- Two roller shutter doors
- Secure Yard
- Parking Spaces
- 3 phase electricity
- Two storey office/reception

Lease Terms

The property is available to let on customer focused flexible lease terms and the benefit of no legal fees. Incentives are available to the ingoing tenant subject to lease length.

Viewing

By prior arrangement with Pall Mall or our agents – contact details below.

Subject to contract

Misrepresentation Clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. May 2012.



The Pall Mall promise

With almost 5.5 million sq ft of business space in over 100 locations through out the UK. Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too.

Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.



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