



BUSINESS SPACE

TO LET
INDUSTRIAL/OFFICE PREMISES
UNIT 3A OLD STREET
BAILIE GATE INDUSTRIAL ESTATE
FERNDOWN, DORSET, BH21 4DS



STREET
VIEW

LOCATION
MAP

552 SQ FT // 51 SQ M

(FLOOR AREA PROVIDED BY LANDLORD)

£5,750 PAX

- NO MOTOR TRADE
- RATEABLE VALUE: £4,500
01.24.2026
- EPC: E - 107

AVAILABLE IMMEDIATELY



**FOR FURTHER DETAILS
PLEASE CONTACT:**

JOSEPH HOLDERNESS

joseph.holderness@goadsby.com
01202 550200

JOSHUA ADAMSON

joshua.adamson@goadsby.com
01202 550110

The rent is **exclusive** of VAT, business rates, service charge, insurance premium, utilities and any other outgoings payable quarterly in advance.

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](#).

PLEASE NOTE THAT GOADSBY HAVE NOT INSPECTED THE PREMISES & ALL INFORMATION HAS BEEN PROVIDED BY THE LANDLORD.

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. Agent's 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.

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