

TO LET
**MODERN INDUSTRIAL/
WAREHOUSE PREMISES**
65 SQ M // 703 SQ FT



BUSINESS SPACE

goadsby

UNIT 12 COBHAM BUSINESS CENTRE

COBHAM ROAD, FERNDOWN INDUSTRIAL ESTATE, WIMBORNE, DORSET BH21 7BX

Location

- Cobham Business Centre is accessed directly from Cobham Road
- Cobham Road is the main spine road serving the established Ferndown Industrial Estate which has direct access to the A31 dual carriageway
- The A31 provides communications to Poole (via the A349), Bournemouth (via the A338), Wimborne and Ringwood and also connects to the M27/M3 motorway networks

Description

- Brick outer, blockwork inner wall construction with cladding to the upper elevations
- Steel clad insulated mono pitched roof incorporating translucent daylight panels
- Steel portal frame
- Double glazed windows at ground and first floors
- Clear internal height of approximately 6.8m
- Concrete ground floor
- Electric loading door
- 3 phase electricity available
- Unisex WC
- Separate personnel door
- 3 allocated car-parking spaces

Accommodation

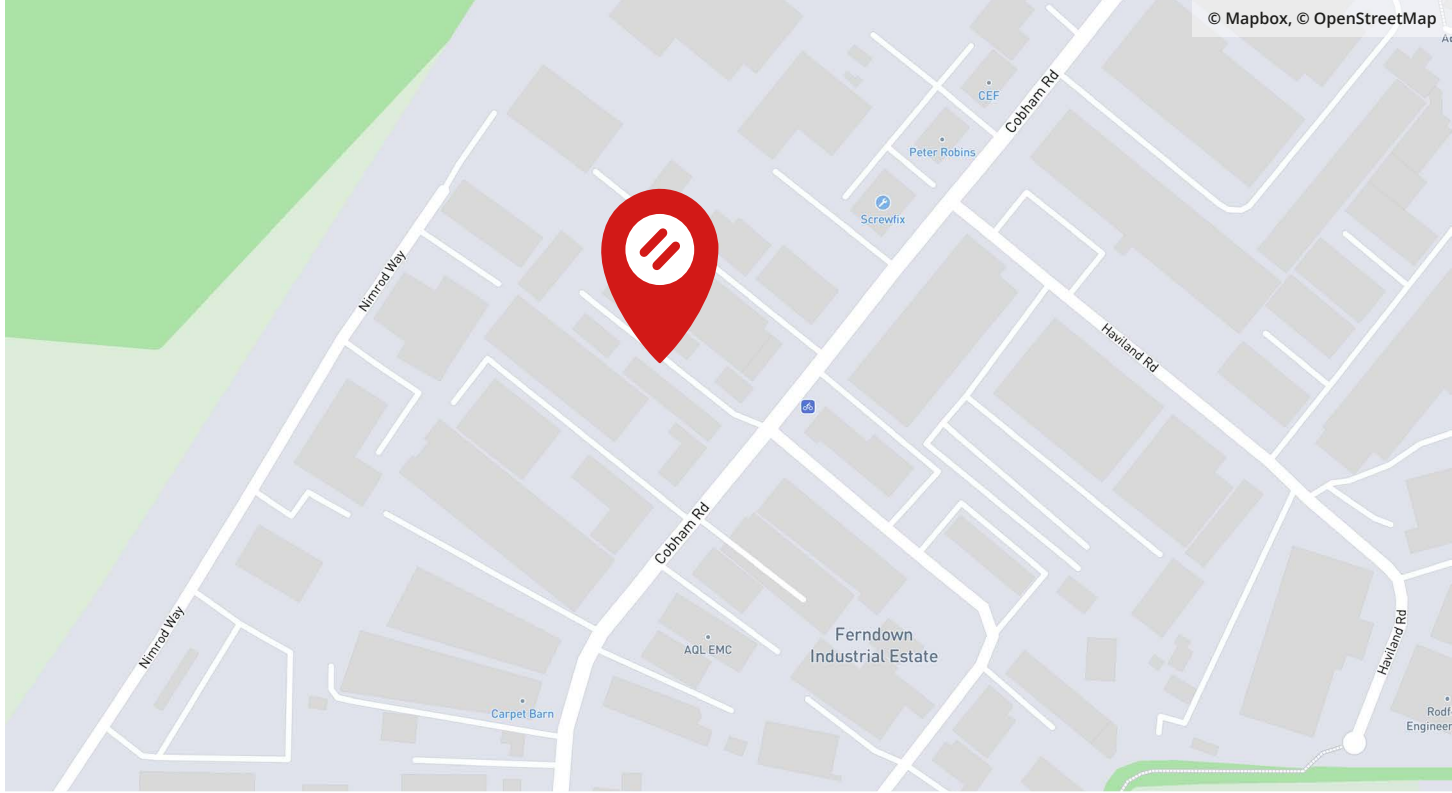
The approximate gross internal area extends to:
65 sq m // 703 sq ft

Lease

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term, incorporating upward only open market rent reviews every 3 years.

Rent

£13,000 per annum exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.



EPC Rating

A - 24

Rateable Value

£13,250 (from 1.4.26)

Service Charge

A service charge is payable in respect of the upkeep, management and maintenance of the common parts within the estate. This is currently budgeted at £300 plus VAT per annum.

Legal Costs

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

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the sole agents Goadsby, through whom all negotiations must be conducted.

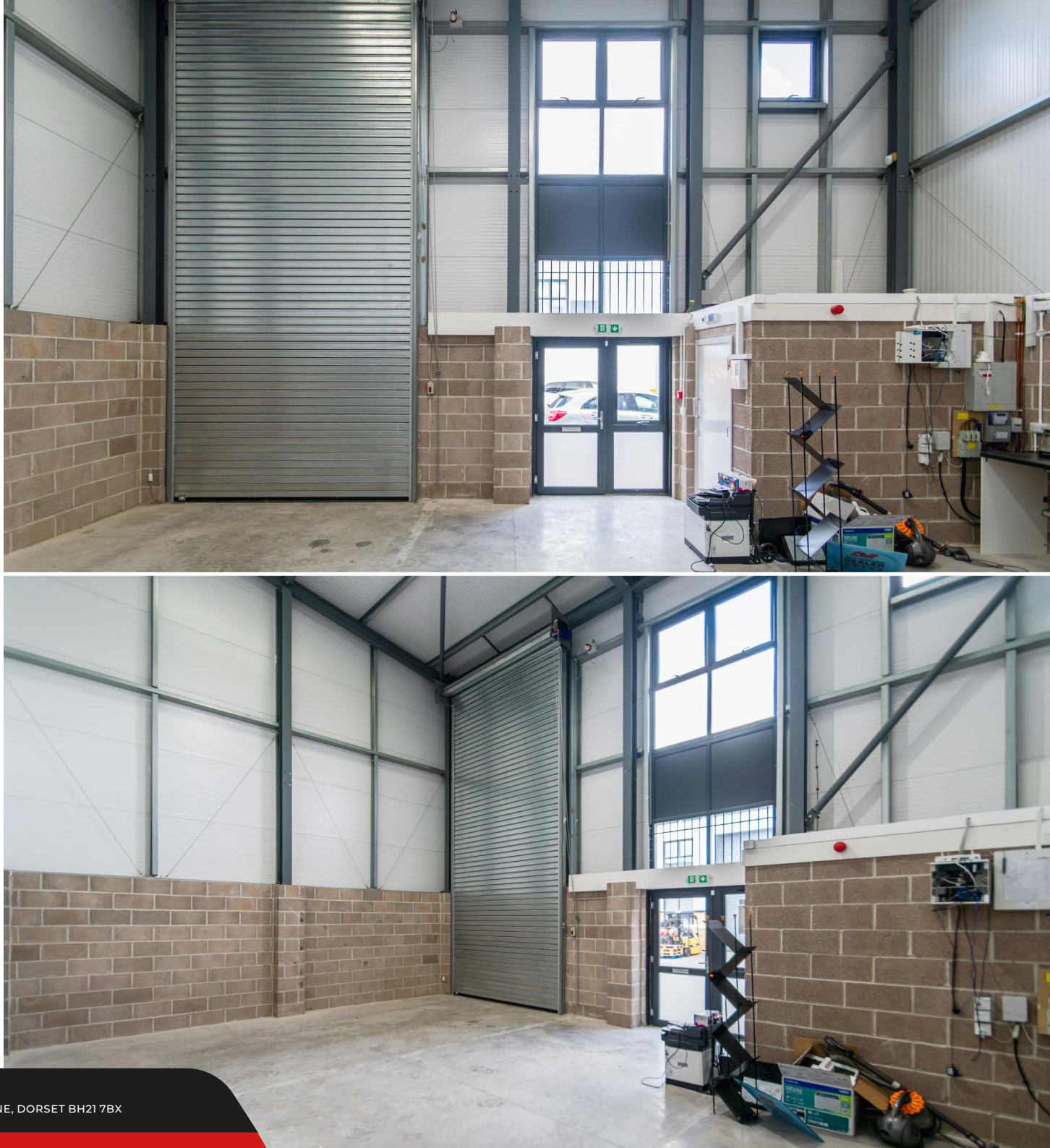


Joseph Holderness
joe.holderness@goadsby.com
07879 435387

James Edwards
james.edwards@goadsby.com
07801 734797



Steve Tomkins
stevet@nettsawyer.co.uk
01202 550246



REF:
w380114

UNIT 12 COBHAM BUSINESS CENTRE
COBHAM ROAD, FERNDOWN INDUSTRIAL ESTATE, WIMBORNE, DORSET BH21 7BX



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](#).

IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance 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. 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



Commercial Property. **Expertly Delivered.**

- Building Consultancy
- Property Management
- Business Space
- Hotels & Leisure
- Business Transfer
- Retail
- Investments
- Planning
- Land/Development
- Survey & Valuation

BUSINESS SPACE
tel. 01202 550055

RETAIL
tel. 01202 550066

PROPERTY MANAGEMENT
tel. 01202 550011

HOTELS & LEISURE
tel. 01202 550077

SURVEY & VALUATION
tel. 01202 550088

BUILDING CONSULTANCY
tel. 01202 550022

PLANNING
tel. 01202 550033

BUSINESS TRANSFER
tel. 01202 550099

HAMPSHIRE
tel. 01962 869667

Offices in Dorset and Hampshire.

goadsby.com

Not to scale - illustrative purposes only

