

cobham house

27 Cobham Road, Ferndown
Industrial Estate, Wimborne
Dorset, **BH21 7PE**

TO LET

Modern office suites with car-parking
665 sq ft



Summary

- Modern open plan office suites
- 665 sq ft
- Occupation available within 48 hours
- Dedicated cloakroom and kitchenette facilities in each suite
- Allocated parking
- Air conditioning
- Direct estate access to the A31



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Location

Ferndown Industrial Estate is one Dorset's premier estates with direct access onto the A31.

This estate is located approximately 10 miles north of Bournemouth, 6 miles west of Bournemouth Airport and 7 miles south-west of Ringwood.

With direct access onto the A31 dual carriageway, the estate benefits from excellent communications to the principal populated centres of Bournemouth, Poole, Wimborne and Ringwood. The A31 connects with the M27 which provides links to London and beyond.

Description

Cobham House is a multi-let, three storey purpose built office block with newly clad elevations and upvc double glazed windows.

The second floor has been split into multiple suites which have been refurbished to a high standard and include the following specification:

- Suspended ceilings with integral lighting
- Carpets
- Air conditioning
- Cloakroom and kitchenette facilities in each suite
- Sub-meters for electricity



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TYPICAL SUITE



SUITE 12



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TYPICAL SUITE



SUITE 12



current availability

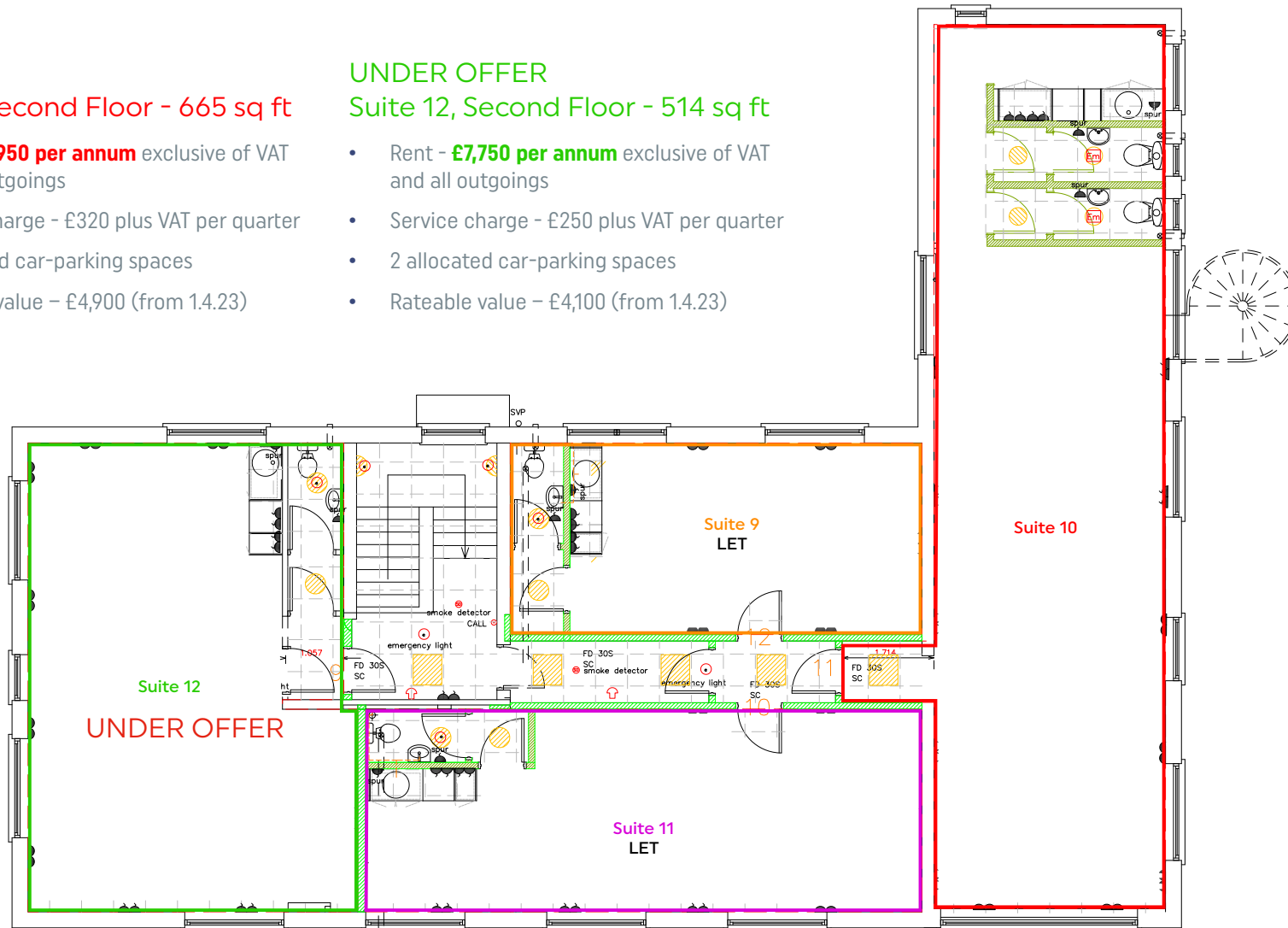
Suite 10, Second Floor - 665 sq ft

- Rent - **£9,950 per annum** exclusive of VAT and all outgoings
- Service charge - £320 plus VAT per quarter
- 3 allocated car-parking spaces
- Rateable value - £4,900 (from 1.4.23)

UNDER OFFER

Suite 12, Second Floor - 514 sq ft

- Rent - **£7,750 per annum** exclusive of VAT and all outgoings
- Service charge - £250 plus VAT per quarter
- 2 allocated car-parking spaces
- Rateable value - £4,100 (from 1.4.23)



Leases

The suites are available to let by way of new full repairing and insuring leases for negotiable terms, incorporating upward only open market rent reviews.

Occupation can be granted within 48 hours (subject to terms).

EPCs

Suite 10: TBC // Suite 12: B - 34

Legal Costs

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

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](#).

Anti Money Laundering Regulations

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/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/tenant once terms have been agreed.

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



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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.

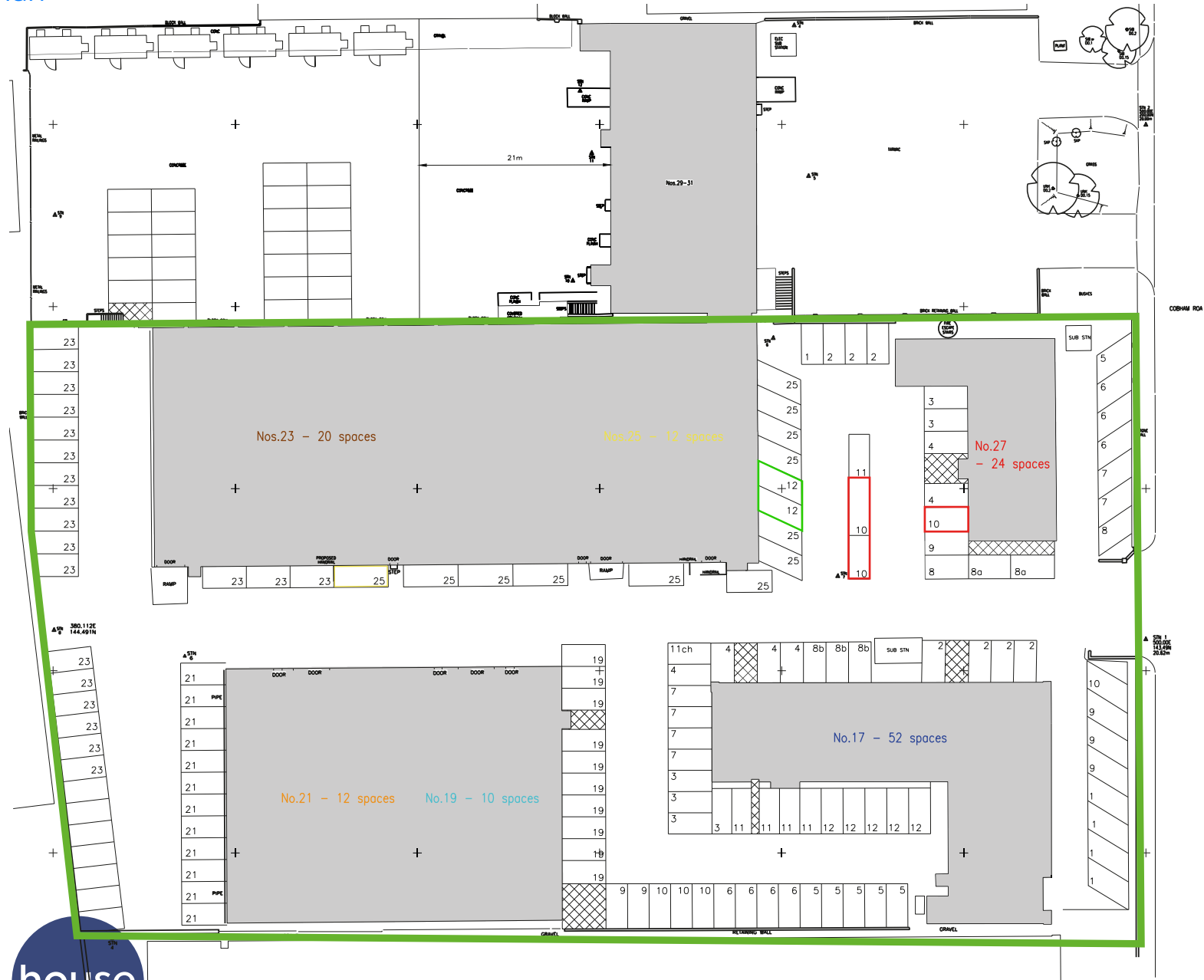
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Suite 10

Suite 12



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