

TO LET

Modern Industrial/ Warehouse Unit

3,358 sq ft (312 sq m)

Approximately 3 miles
from the A31



303 Old Barn Farm Road
Woolsbridge Industrial Estate
Three Legged Cross, Wimborne, Dorset BH21 6SP

Summary

- › Mid terrace
- › 3,358 sq ft
- › Internal eaves height of approximately 5.3m
- › Approximately 3 miles from the A31
- › 8 car-parking spaces

Rent: £33,600

per annum exclusive of VAT
and all outgoings

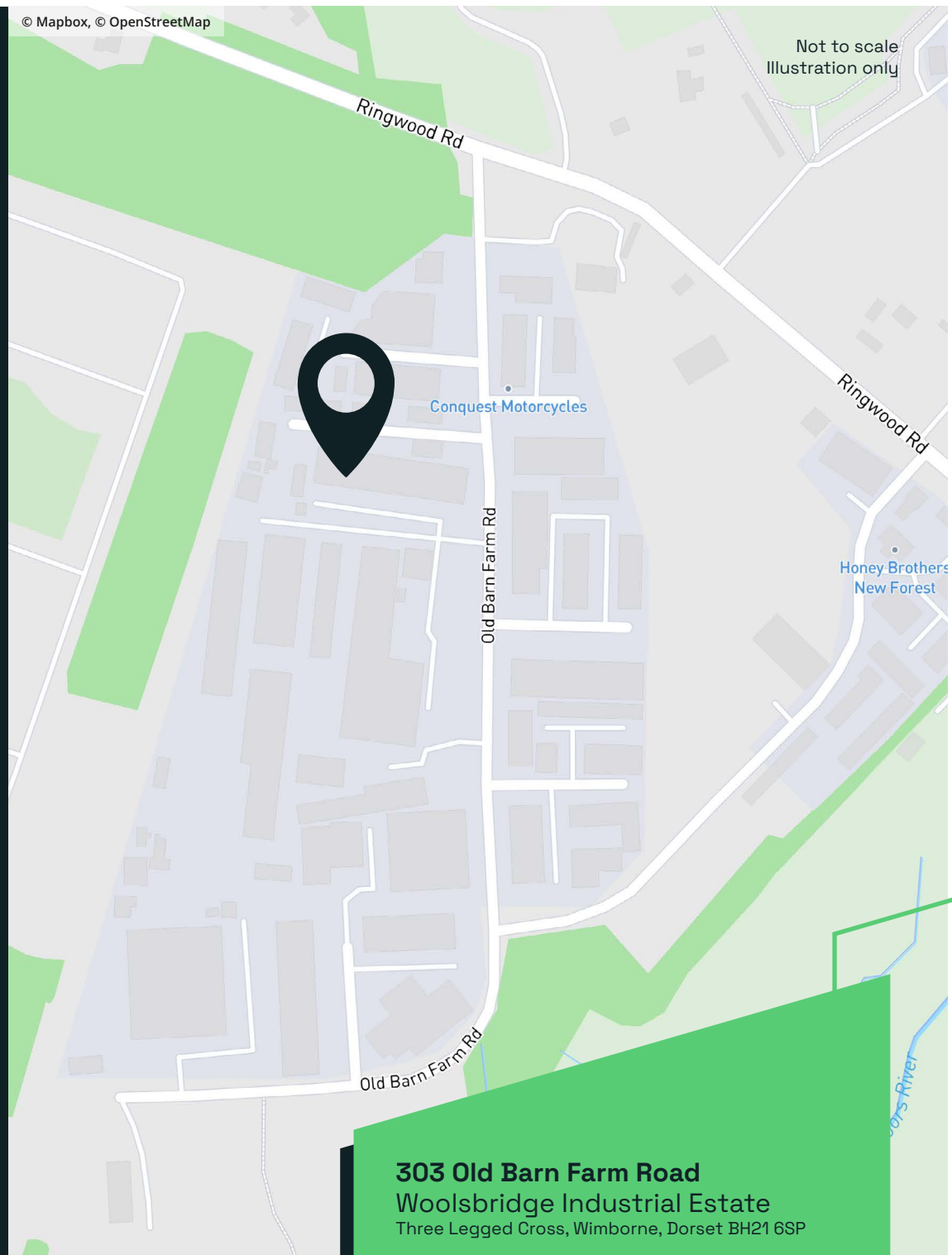


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Location

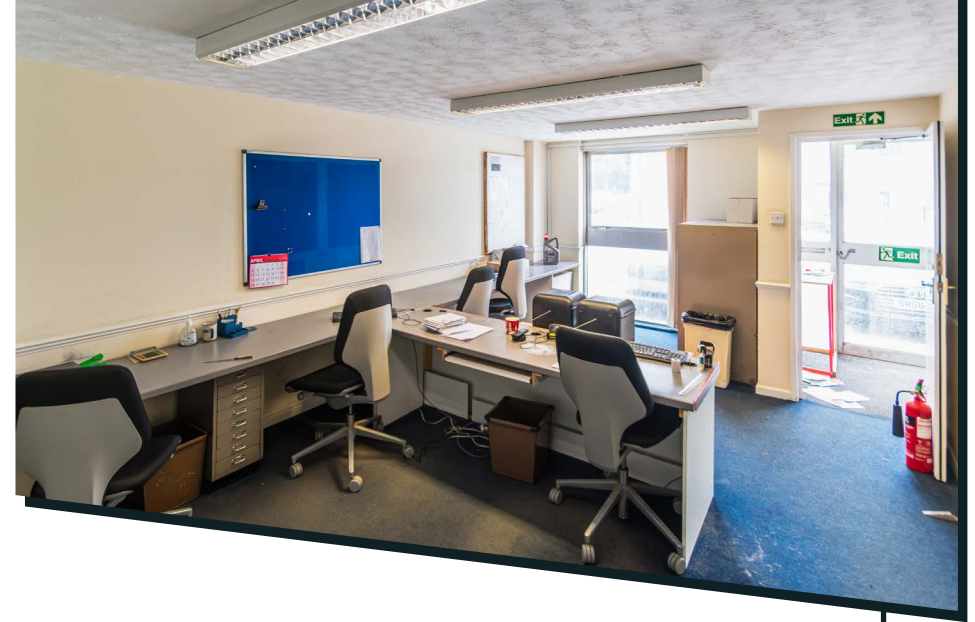
Woolsbridge Industrial Estate is rapidly expanding with the new Axis 31 extension and numerous local, regional and national occupiers are represented including: **Gap Hire Solutions, Brita, New Forest Clothing, Rollalong and Regal Leisure Services**

The premises form part of a terrace of units which are accessed from Old Barn Farm Road, the main estate road serving Woolsbridge Industrial Estate. The estate is located approximately 3 miles from the A31 dual carriageway which leads to the M27/M3 motorway networks to the north-east and to the A35 to the west.



Description

- › Mid terrace
- › Brick outer, blockwork inner wall construction
- › Steel cladding to the upper elevations
- › Steel portal frame
- › Pitched roof incorporating translucent daylight panels
- › Internal eaves height of approximately 5.3m
- › Sectional up and over loading door measuring approximately 3.8m wide x 4.73m high
- › Cloakroom facilities
- › Ground floor carpeted office
- › First floor carpeted office
- › 3 phase electricity available
- › Concrete loading apron
- › Separate personnel door
- › 8 allocated car-parking spaces



Accommodation

	sq m	sq ft
Ground floor	282	3,038
First floor	30	320
Total gross internal area approx.	312	3,358



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Terms

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

Rent

£33,600 per annum exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.

Rateable Value

£32,500 (from 1.4.26).

EPC Rating

D - 90

Service Charge

A service charge is payable in respect of the maintenance, management and upkeep of the common parts within the estate. Under the current budget, this is £90 (plus VAT) per quarter.

Legal Costs

Each party is 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

Viewings

Strictly by prior appointment through the joint sole agents, **Goadsby** or **Nettleship Sawyer**, through whom all negotiations must be conducted.



James Edwards

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Steve Tomkins

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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.

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](#).

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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