

TO LET

**Modern Industrial/
Warehouse Unit**

11,545 sq ft (1,072 sq m)

**With Gated Yard/Car
Parking Area**

Approximately 3 miles
from the A31



306-308 Old Barn Farm Road
Woolsbridge Industrial Estate
Three Legged Cross, Wimborne, Dorset BH21 6SP

Summary

- › End of terrace
- › 11,545 sq ft
- › Internal eaves height of approximately 5.29m
- › 2 loading doors
- › Approximately 3 miles from the A31
- › Gated yard/car-parking area

Rent: £110,000

per annum exclusive of VAT
and all outgoings

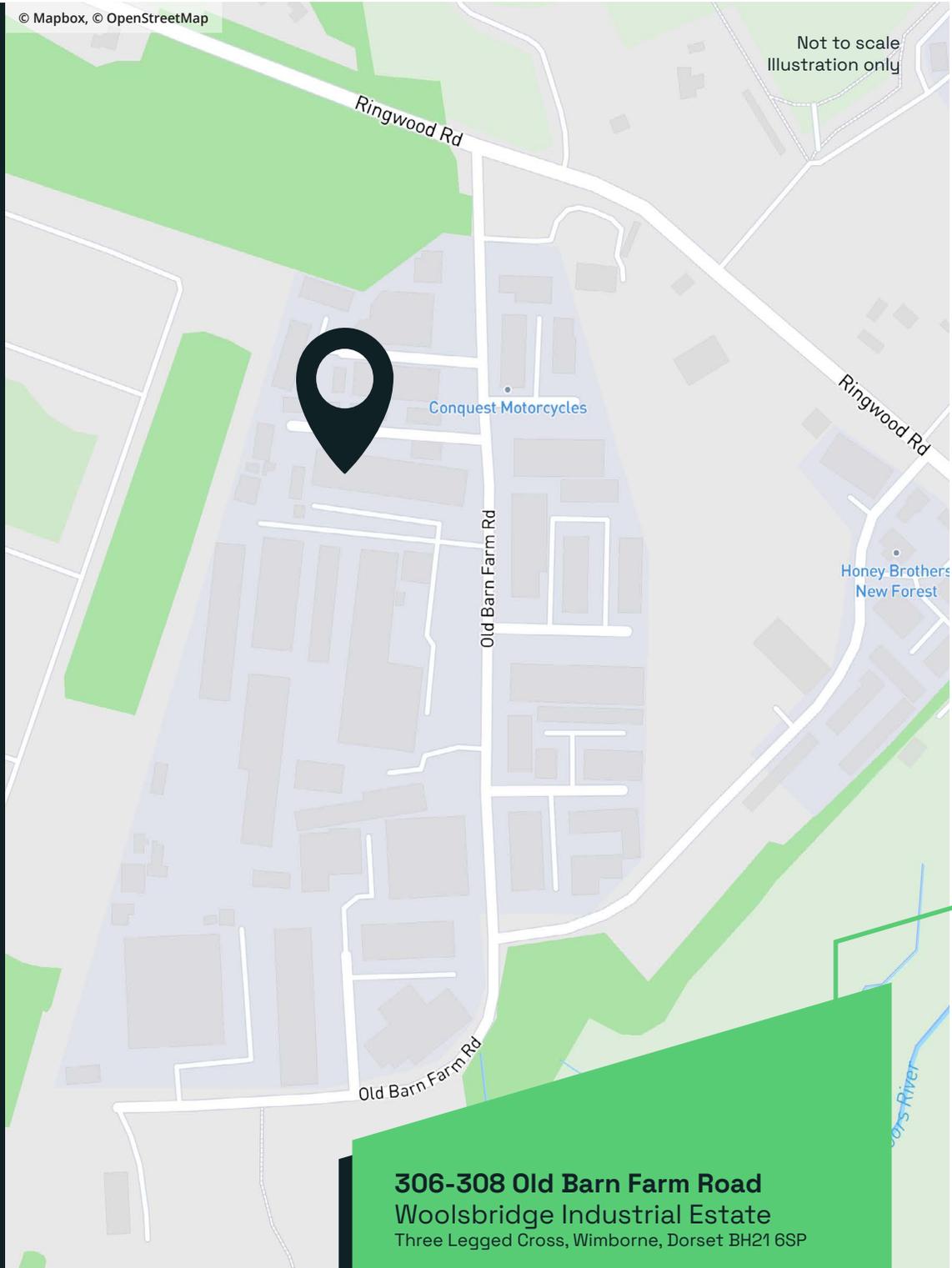
Unit 1

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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.



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Description

- › End of terrace
- › Brick outer, blockwork inner wall construction
- › Steel cladding to the upper elevations
- › Steel portal frame
- › Pitched roofs incorporating translucent daylight panels
- › Internal eaves height of approximately 5.29m
- › 2 sectional up and over loading doors measuring approximately 3.81m wide x 4.74m high
- › Cloakroom facilities
- › Teapoint/rest area
- › Two storey administration section with offices at ground and first floors
- › 3 phase electricity available
- › Concrete loading aprons
- › Gated tarmacadam parking/yard area



Accommodation

	sq m	sq ft
Ground floor	1,003	10,799
First floor	69	746
Total gross internal area approx.	1,072	11,545



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Lease

The premises are available to let by way of an assignment of the existing lease which has the following terms:

Term	10 years from 19 January 2024 (expiry date 18 January 2034)
Rent	£110,000 per annum exclusive of VAT and all outgoings
Rent Review	19 January 2029 and the penultimate day of the term
Type of Lease	Full repairing and insuring, subject to a schedule of condition

Rateable Value

£104,000 (from 1.4.26)

EPC Rating

D - 85

Service Charge

A service charge is payable in respect of the maintenance, management and upkeep of the common parts within the estate. Interested parties are advised to make further enquiries.

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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