

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

EPC Rating

A - 24

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.

Rateable Value

£13,250 (from 1.4.26)

Rent

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

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

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

Viewing

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



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Important

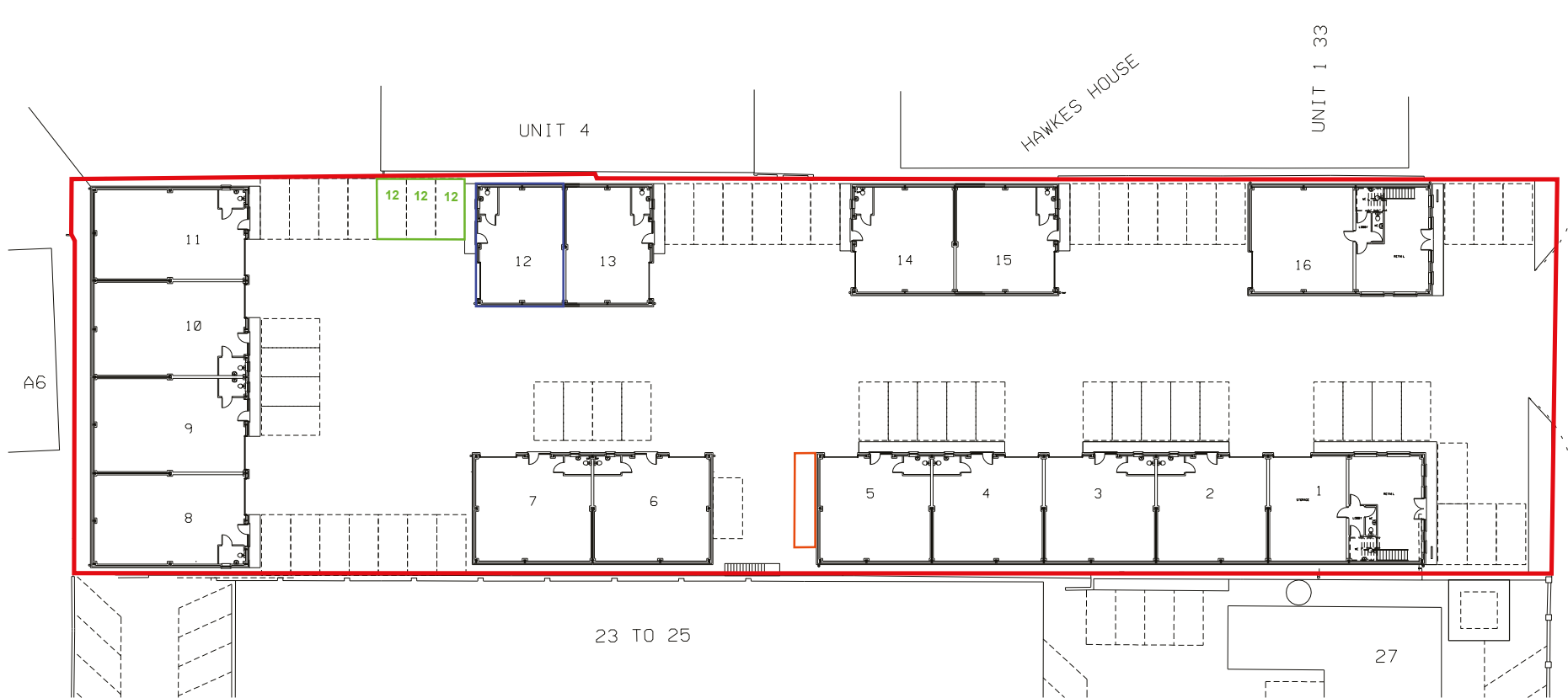
THE CODE FOR LEASING BUSINESS PREMISES

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**.

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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Not to scale - illustrative purposes only



Site Area

Leasehold demise

Right to park

Cycle Parking

SIGN HERE

SIGN HERE

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PROJECT
INDUSTRIAL REDEVELOPMENT
29 - 31 COBHAM ROAD
FERNDOWN INDUSTRIAL ESTATE
WIMBORNE
BH21 7PF

TITLE
SITE PLAN

SCALE DATE
1:500 AT A4 NOV 17

DRAWING NO.
1201/500

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REF:
W380114

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