



PEARTREE

BUSINESS CENTRE

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

OFFICES TO LET
275 - 1,980 sq ft

(Subject to availability)

FLEXIBLE LEASE TERMS AND COMPETITIVE RENTS AVAILABLE

SUMMARY

- **Excellent on site car parking**
- **Staffed reception**
- **Meeting rooms/hospitality**
- **Highly accessible location**
- **Impressive landscaped surroundings**

LOCATION

Peartree Business Centre is located on the edge of Ferndown Industrial Estate close to the junction of Cobham Road and Wimborne Road West. The estate has direct access to the A31 which provides dual carriageway links to the M27/M3 motorway networks.

Bournemouth mainline railway station is approximately 8 miles to the south and provides an intercity service to London Waterloo (approximately 1 hour 40 minutes) with Bournemouth Airport approximately 4 miles to the south. Ferndown Town Centre is approximately 2 miles to the east. There are regular bus services from Wimborne Road West to Bournemouth and Poole Town Centres.

DESCRIPTION

This modern centre comprises a two storey building arranged around an attractive landscaped courtyard and a single storey element providing offices on a large floor plate.

The property is located within attractive landscaped surrounds and access to the accommodation is through an impressive staffed reception providing a good level of security.

There is excellent parking, including visitor and delivery spaces.

Features:

- Staffed reception
- Meeting rooms/hospitality
- Mature parkland setting
- On-site car parking



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AVAILABILITY SUITES UP TO 2,000 SQ FT

Suite	Size (sq m)	Size (sq ft)	Rent (Per Month)	Car Parking Spaces
7B	34	362	£452.50	2
8A	66	709	£886.25	2
18A	56	600	£750	2
7A	86	930	£1,162	3
11L	53	570	£712.50	2
11F	18	189	£236.25	1
16B1	46	1,452	£1,815	6
11P	80	856	£1,070	2
15B2	26	285	£285	1
18D	53	572	£715	2
19D	42	450	£562.50	2
22D	26	275	£343.75	1
17A	184	1,980	£2,475	8
22B	26	275	£343.75	1
6A	74	792	£990	2

LEASES

Flexible lease terms are available incorporating tenants options to break or alternatively these suites are available to let by way of new full repairing and insuring leases for negotiable terms, incorporating upward only open market rent reviews.

RATEABLE VALUE

Each suite is to be re-assessed individually.

EPC RATING

D - 88



RENTS

Rents are inclusive of all costs, except VAT, business rates, telephone/internet charges and cleaning of the suites. The rents will be subject to fixed annual increases in line with RPI.

LEGAL COSTS

As is customary, ingoing tenants are to be responsible for the landlord's reasonable legal costs incurred in the transaction.

ADDITIONAL CAR PARKING

Additional car-parking is available by way of separate negotiation and interested parties are advised to make further enquiries.

VIEWINGS

Strictly by prior appointment through the joint agents Goadsby and Vail Williams:



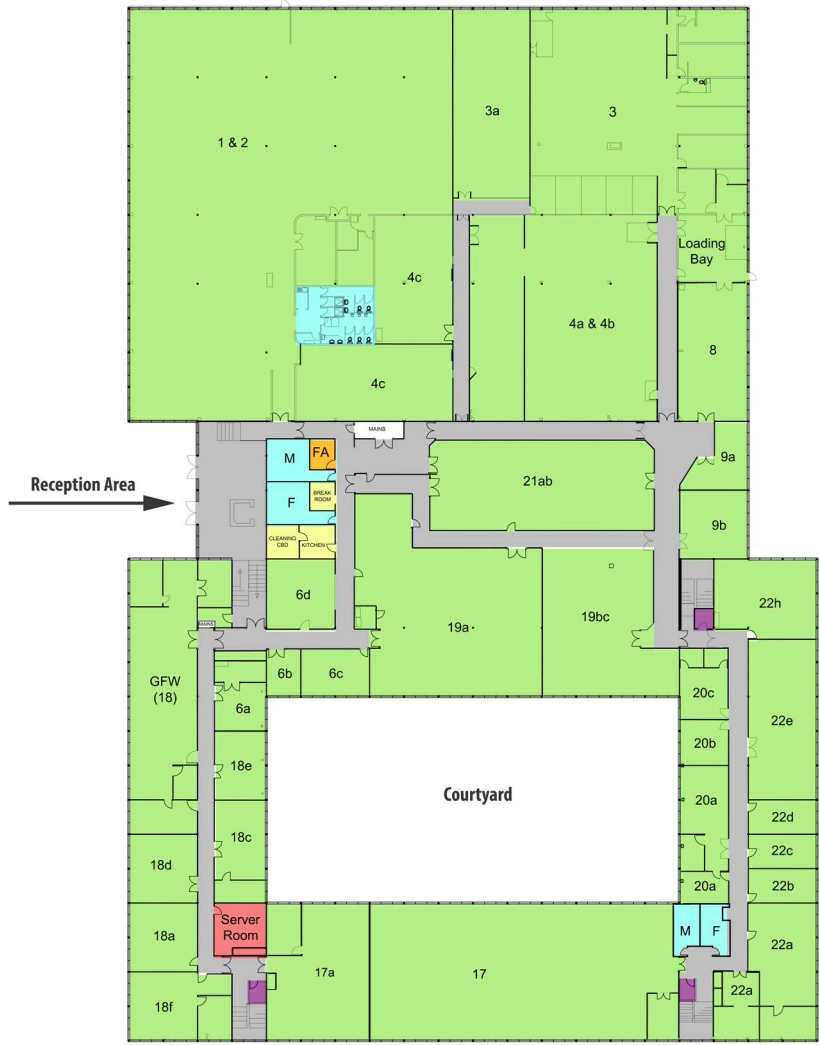
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GROUND FLOOR

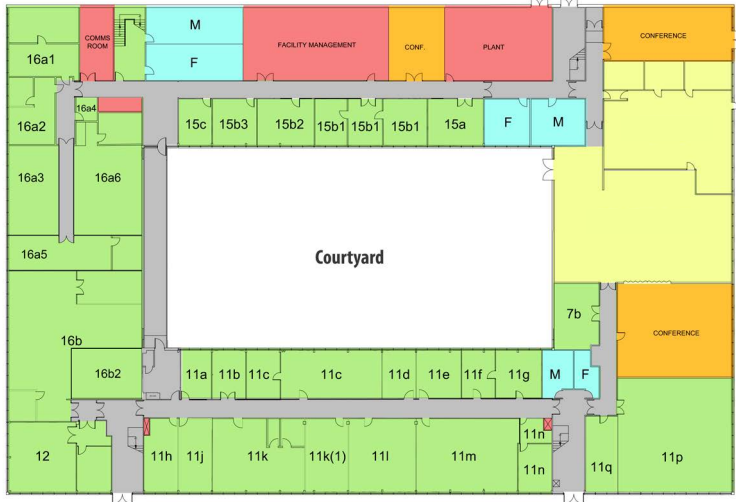
PLANS

GROUND FLOOR KEY

- WC's
- Utility/Service/Comms Areas
- Cupboards
- First Aid Room
- Kitchen
- Offices

LOWER GROUND FLOOR KEY

- WC's
- Utility/Service/Comms Areas
- Cupboards
- Conference Rooms
- Offices



LOWER GROUND FLOOR

ILLUSTRATION ONLY
DO NOT SCALE



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REFERENCES

Once a letting has been agreed, the landlord will need to approve the proposed tenant's references as part of the letting process. Goadsby will therefore make a non-refundable reference charge of £50 (including VAT) to be paid by cheque. This does not form part of a contract or constitute a deposit in respect of any transaction. Appropriate references will be required from a bank, solicitor, accountant and two trade referees providing credit facilities. The taking up of references by Goadsby does not 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.