



AXIS 31
UNIT 50

FOR SALE

**NEW INDUSTRIAL/
WAREHOUSE/RETAIL
PREMISES**

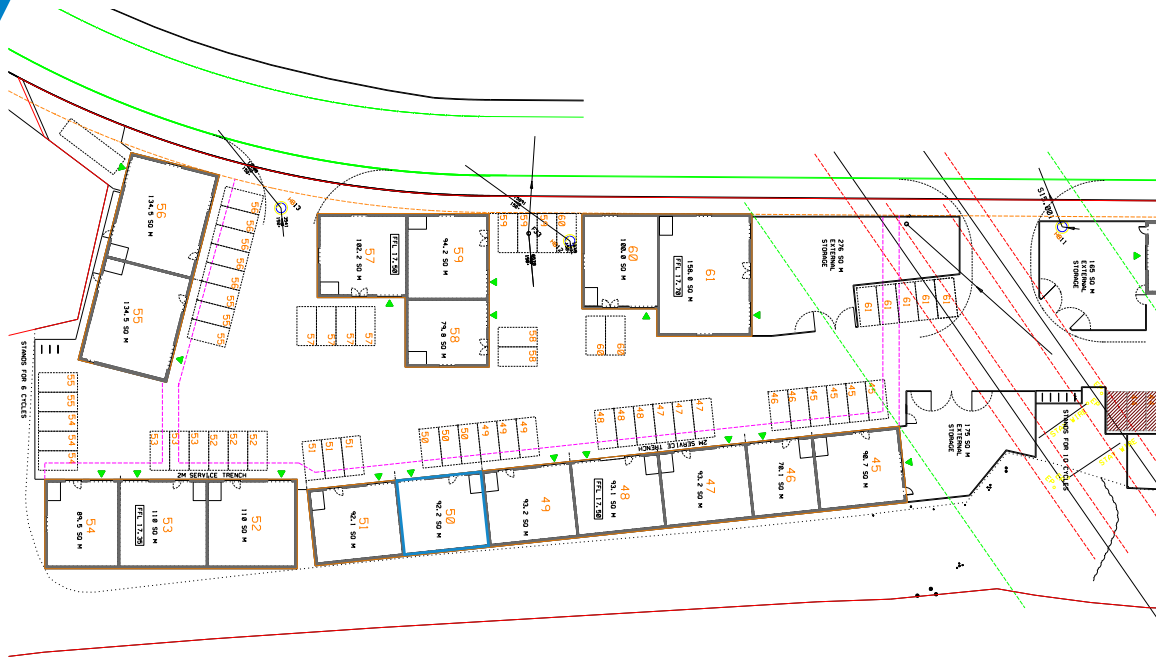
992 SQ FT

Woolsbidge Industrial Park, Oakfield Road,
Three Legged Cross, Dorset, BH216FE









▲ Specification

The unit is built to the following high specification:

- Brick outer, blockwork inner wall construction with composite panel cladding to upper elevations
- Steel clad insulated roof incorporating daylight panels
- Steel portal frame
- Feature double glazed windows at ground and first floor
- Internal eaves height approx. 7.25m
- Power floated concrete floor: 25 kn/sq m loading
- LED light
- Electric insulated loading door approx. 3.15m wide
- 3 phase electricity
- Fibre to the premises (FTTP)
- Unisex disabled WC
- Personnel door
- Allocated car-parking
- Teapoint
- Fire alarm
- PV panels on roof

▲ Tenure

Virtual Freehold: 999 year lease with an initial ground rent payable of £120 per annum. Every 25 years this will increase by £60 up to a ceiling of £600.

▲ Sale Price

£249,950 plus VAT.

▲ Service Charge

There is a service charge in respect of the upkeep, management and maintenance of common parts within the estate which is currently £520 plus VAT per annum.

▲ Permitted Use

Light industrial, warehouse & retail. We would urge all interested parties to make further enquiries through the planning department at Dorset Council – Tel: 01305 251000 in connection with their own proposed use of the premises.

▲ Legal Costs

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

▲ EPC Rating

A - 16

▲ Accommodation

The unit has a gross internal ground floor area of approximately **992 sq ft** (scaled off plan).

▲ Rateable Value

To be assessed.

▲ 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.

Axis 31 is the second phase of the established Woolsbridge Industrial Park at Three Legged Cross and extends to approximately 26 acres.

Legged Cross and extends to



▲ Location

Axis 31 is located approximately 2.5 miles north-west of the A31 and is accessed from the Ringwood Road. The A31 provides dual carriageway connections to the M27 and M3 to the north east and to the A35 to the west.

▲ Viewings & Further Information

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



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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.

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.

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.