FIRST 6 MONTHS AT 50% RENT
(SUBJECT TO TERMS)

AXIS 31
UNIT 38

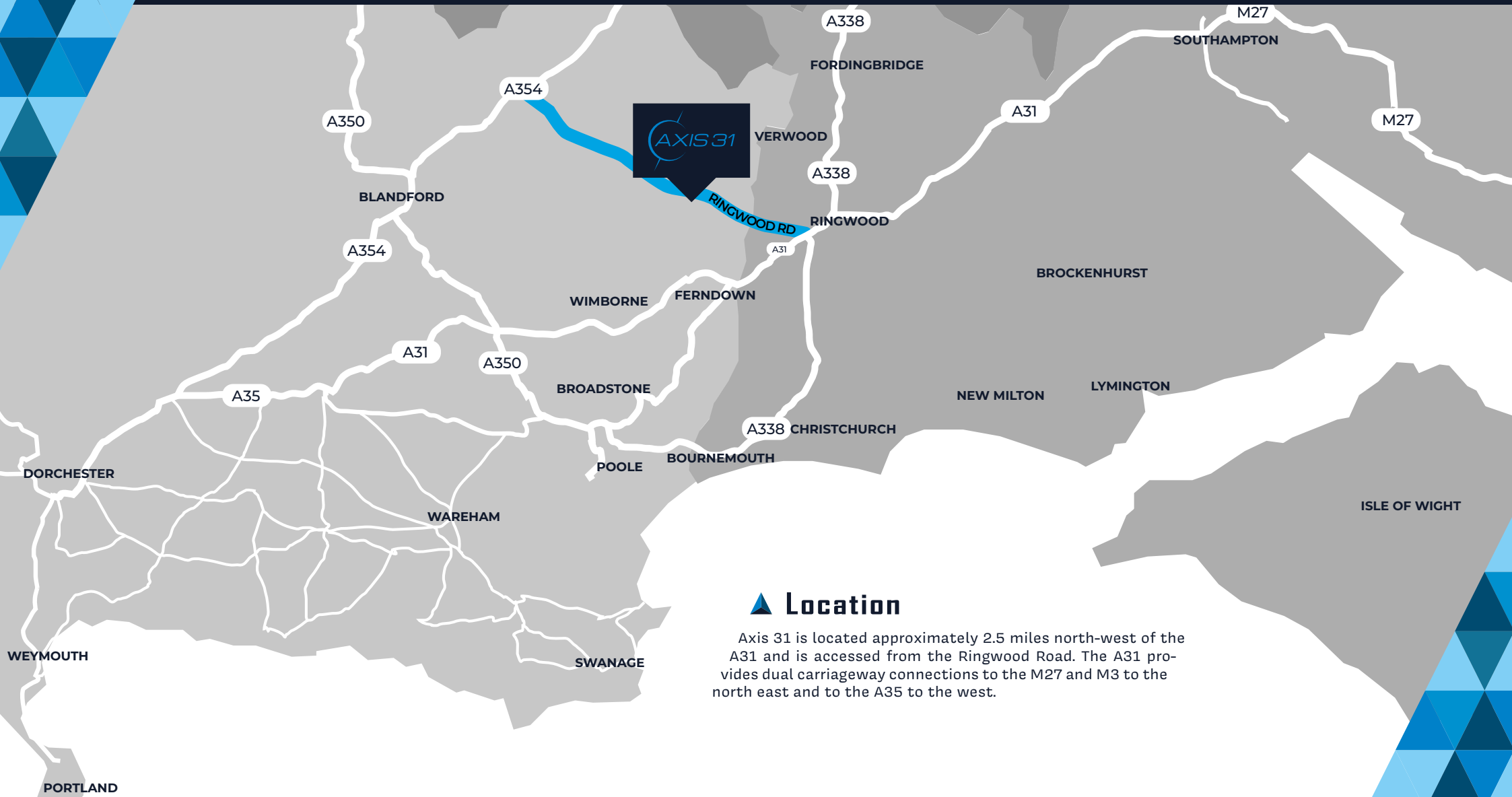
TO LET

**NEW INDUSTRIAL/WAREHOUSE/
RETAIL UNIT**

1,163 SQ FT

Woolsbridge Industrial Park, Oakfield Road,
Wimborne, Dorset, BH216FE

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



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.

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 approximately 7m
- Power floated concrete floor: 25 kn/sq m loading
- LED lights
- Electric loading door approx. 3.15m wide
- 3 phase electricity
- Fibre to the premises (FTTP)
- Unisex disabled WC
- Personnel door
- 3 car spaces
- Teapoint
- Fire alarm

Lease

The premises are available to let by way of a new full repairing and insuring lease incorporating upward only, open market rent reviews every 3 years.

Rent

£16,500 per annum exclusive of VAT, business rates, service charge, insurance premium and utilities payable quarterly in advance by standing order.

EPC Rating

B - 42

Rateable Value

£16,750 (from 1.4.26)

Service Charge

There is a service charge in respect of the upkeep, management and maintenance of common parts within the estate and this is currently budgeted at £720 plus VAT per annum.

Legal Costs

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

Permitted Use

The landlord will allow light industrial, warehouse and retail uses. 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.

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.

Illustrative Site Plan

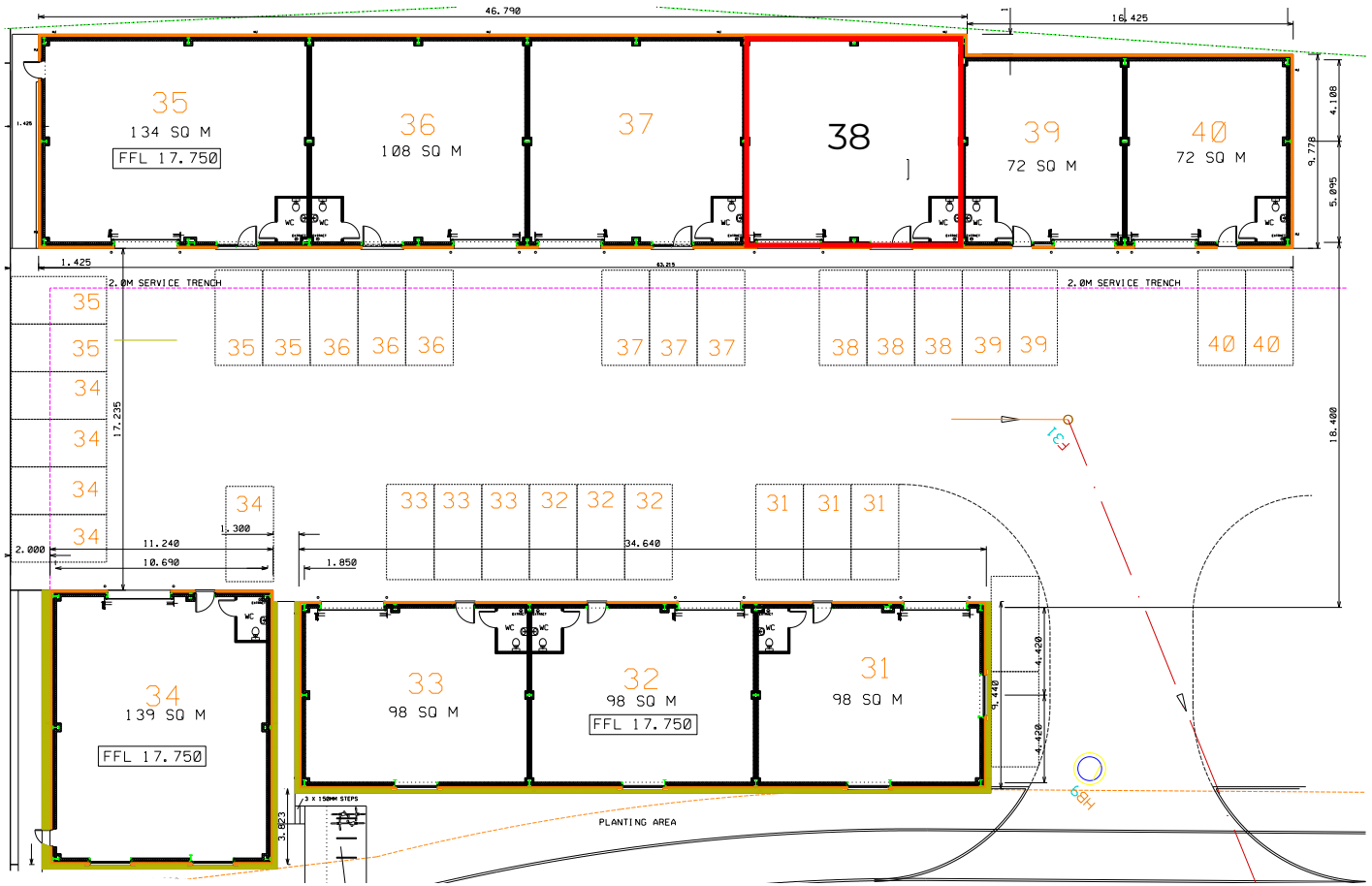


ILLUSTRATION ONLY - DO NOT SCALE

Viewings & Further Information

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

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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.

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.