

# TO LET

INDUSTRIAL UNIT WITH PARKING

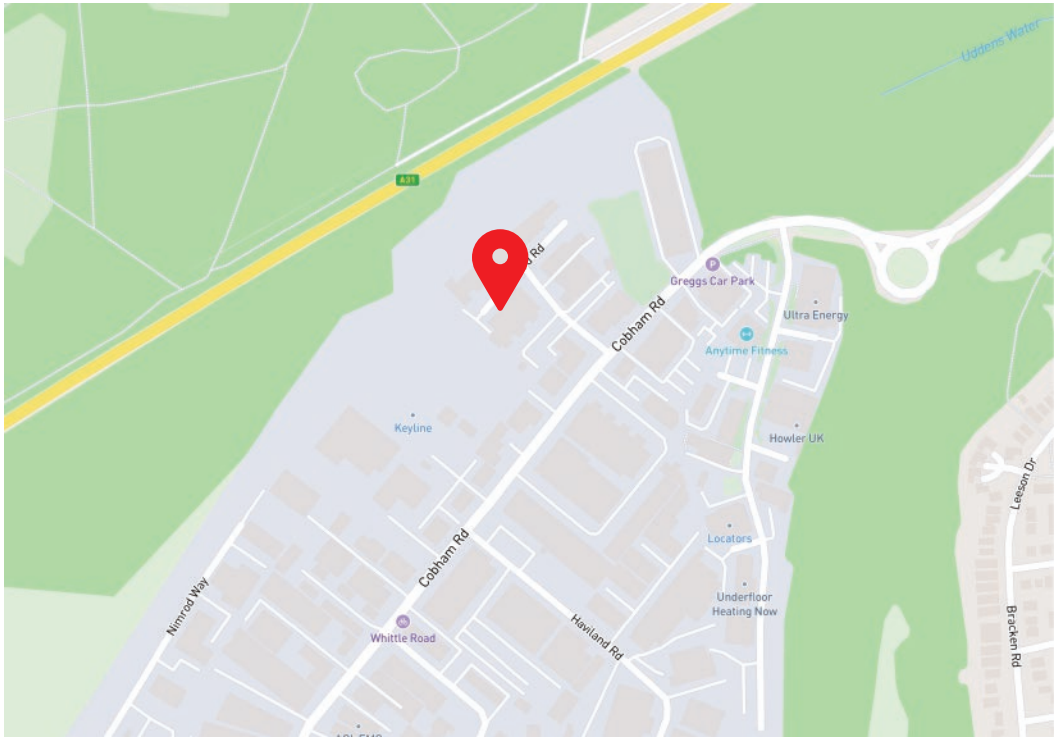
UNIT 9 TELFORD ROAD, FERNDOWN INDUSTRIAL ESTATE, WIMBORNE, BH21 7QW



sibbett  
gregory



- £11,250 per annum exclusive
- Gross internal area approx 121.7 sq m (1,310 sq ft)
- First floor office
- 4 parking spaces
- Immediately available



**LOCATION**

This property is located on Telford Road which is accessed from Cobham Road which is the main estate road leading through the popular and well established Ferndown Industrial Estate.

Ferndown Industrial Estate is situated approximately 10 miles to the East of Poole Town Centre and 7.5 miles to the West of Ringwood and has access from the A31. The A31 connects with M27 to the East and the A35 via the B3075 to the West providing access throughout Dorset.

**DESCRIPTION**

The property comprises a mid-terrace industrial unit with brick elevations under a mono pitch roof incorporating translucent roof lights. There are two WC's on the ground floor and an office on the first floor.

The premises benefits from the following specification:-

- 4 allocated parking spaces
- First floor office
- 3 phase electricity supply
- Gas space heater
- Roller shutter approx 3.1m (w) x 3.3m (h)
- Security alarm
- UPVC windows and entrance door
- Min eaves height 3.6 metres

**ACCOMMODATION**

The accommodation comprises the following area:

| Description        | sq m          | sq ft        |
|--------------------|---------------|--------------|
| Ground Floor       | 104.61        | 1,126        |
| First Floor Office | 17.09         | 184          |
| <b>Total</b>       | <b>121.70</b> | <b>1,310</b> |

**TENURE**

The premises are available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

## RENT

£11,250 per annum exclusive of business rates, insurance premium and VAT.

## BUSINESS RATES

We are verbally informed that the property has a rateable value of £10,500. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

Rates payable may also be subject to transitional or small business rates relief and interested parties are therefore encouraged to contact the Local Rating Authority directly.

## EPC

A new EPC has been commissioned and will be available shortly.

## VIEWING

Viewing by appointment with the agents Sibbett Gregory.

Jayne Sharman

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### FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

### IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

### IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

