

TO LET



Superb Refurbished Detached
Industrial/Warehouse Premises

1,895 SQ M / 20,395 SQ FT

Ferndown Industrial Estate, Wimborne, Dorset, BH21 7PE



Detached
Building



5.5m Internal
Eaves Height



2 Loading
Doors



53 Car
Spaces



Estate Access
To The A31



210Kva 3 Phase
Electric Supply



Predicted: A+ (-6)
EPC Rating



PV Panels
To Be Installed
On Roof

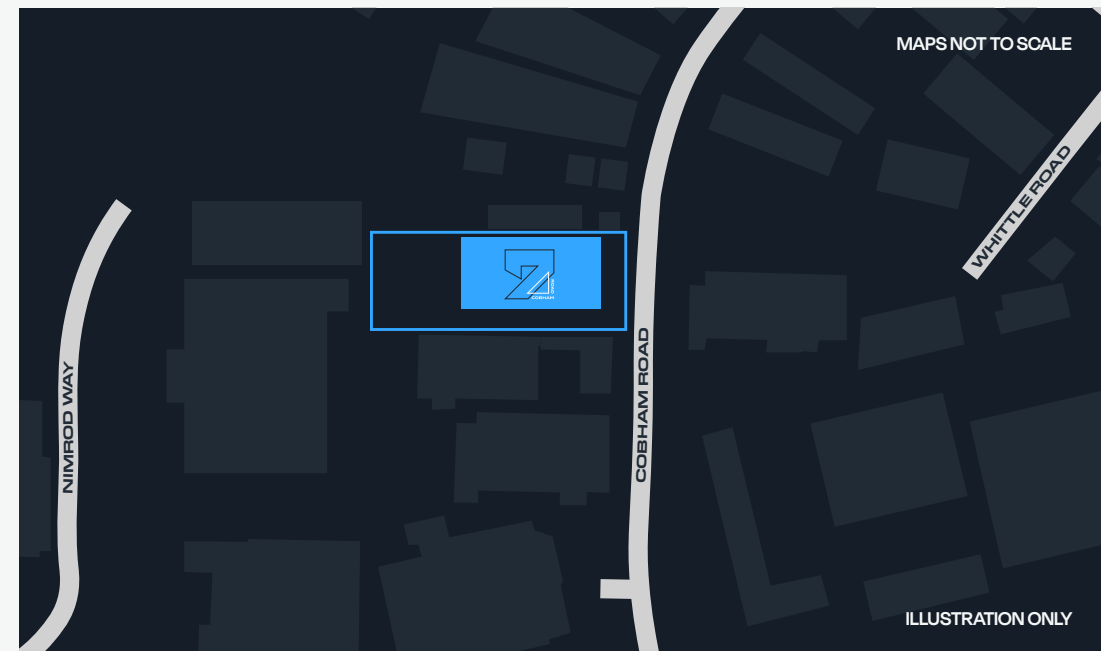


Prominently Positioned On One of Dorset's Premier Industrial/Trade Locations



LOCATION

- Ferndown Industrial Estate has direct access to the A31 dual carriageway
- The A31 connects with the M27/M3 motorway networks
- The premises front Cobham Road
- Cobham Road is the spine road to Ferndown Industrial Estate



DESCRIPTION

- Detached
- New insulated composite panel/profiled steel cladding
- Steel portal frame
- Insulated steel clad roof incorporating daylight panels
- Internal eaves height 5.5m
- New double glazed windows at ground and first floor levels

FACTORY/WAREHOUSE

- Concrete floor
- LED lighting
- 2 No. new electrically operated loading doors
- New WCs and shower
- Carpeted reception with a suspended ceiling incorporating recessed LED lighting, disabled WC and shower
- 210Kva 3 phase electricity
- Gas
- Telecom

FIRST FLOOR OFFICES

- New open plan offices with a suspended ceiling incorporating recessed LED lighting
- Carpeted
- Air Conditioning
- New WCs

EXTERNAL

- There are 45 car spaces in the rear car-park
- 8 car spaces upon a forecourt fronting Cobham Road

ACCOMMODATION

Area	sq m	sq ft
Ground Floor Factory/Warehouse	1,690	18,190
First Floor Offices	205	2,205

Total gross internal area approx.	1,895	20,395
--	--------------	---------------

The above areas are approximate and have been scaled off plan.

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 5 years.

RENT

£225,000 per annum exclusive of business rates, VAT, insurance premium, utilities and all other outgoings.

RATEABLE VALUE

To be re-assessed.

EPC RATING

Predicted: A+ (-6)

SERVICE CHARGE

There is no service charge payable.

LEGAL COSTS

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

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

VIEWINGS

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



CHRIS WILSON
chris.wilson@goadsby.com
07968 299407



STEVE TOMKINS
stevet@nettsawyer.co.uk
07808 724166



Ferndown Industrial Estate, Wimborne, Dorset, BH21 7PE

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](#).

IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or 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 or 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.