

The logo for Axis 31, featuring the text 'AXIS 31' in a bold, blue, sans-serif font, with 'UNIT 27' in a smaller, white, sans-serif font below it. The text is set against a dark blue background with a geometric pattern of light blue triangles.

# AXIS 31

UNIT 27

**FOR SALE**

**MODERN MID TERRACE  
INDUSTRIAL/WAREHOUSE/  
RETAIL PREMISES**

**712 SQ FT**

**PLUS 330 SQ FT  
STORAGE MEZZANINE**

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



**100% SMALL BUSINESS  
RATES RELIEF AVAILABLE  
(SUBJECT TO CONDITIONS)**





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.

## ▲ Viewings & Further Information

Strictly by prior appointment through the agents Goadsby, 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.