



SUMMARY

- » Electric loading door
- » Semi-detached
- » 6,227 sq ft
- » 5.6m internal eaves height
- » Direct estate access to the A31
- » LED lights
- » Rent £55,000 per annum exclusive of VAT and all outgoings

67 HAVILAND ROAD

Ferndown Industrial Estate, Wimborne, Dorset, BH217PY



Description

- » Semi-detached
- » Brick outer, blockwork inner wall construction
- Steel cladding to the upper elevations
- » Steel portal frame
- » Pitched insulated roof incorporating translucent daylight panels
- » Concrete ground floor
- » Two loading doors front electric door measuring approximately 4.27m wide x 4.8m high - rear door measuring approximately 4.26m wide x 2.6m high
- » Separate personnel door
- » LED factory/warehouse lights
- » Male and female cloakroom facilities
- » Internal eaves height of approximately 5.6m
- » Ground floor office/reception
- » 3 phase electricity available

External/Car Parking

- » Tarmacadam loading apron
- » 4 car-parking spaces available on the forecourt
- » 10 car-parking spaces available at the rear

Accommodation

The unit has an approximate gross internal area of:

579 sq m // 6,227 sq ft

Lease

The unit is available to let by way of a new full repairing and insuring lease for a negotiable term, incorporating upward only open market rent reviews.

Rent

£55,000 per annum exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.

EPC Rating

Rateable Value

C - 75

£49,500 (from 1.4.23)

Service Charge

A service charge is payable in respect of the upkeep, management and maintenance of the common parts within the estate and this is currently budgeted at £800 plus VAT per annum.

Legal Costs

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



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