

FOR SALE

TWO ADJACENT INDUSTRIAL PREMISES

79 SQ M // 849 SQ FT UP TO 158 SQ M // 1,699 SQ FT



BUSINESS SPACE

UNIT 11

goadsby

UNIT 10 & 11, 7 BLACK MOOR ROAD
EBBLAKE INDUSTRIAL ESTATE, VERWOOD, DORSET BH31 6AX

SUMMARY >

- 3 PARKING SPACES PER UNIT
- APPROXIMATELY 3 MILES FROM THE A31
- TWO UNITS AVAILABLE INDIVIDUALLY OR COMBINED

PRICES: FROM £120,000 EXCLUSIVE OF VAT



REF:
W300658

UNIT 10 & 11, 7 BLACK MOOR ROAD
EBBLAKE INDUSTRIAL ESTATE, VERWOOD, DORSET BH31 6AX

UNIT 11

Location

The premises are accessed from Black Moor Road which is the main estate road of Ebblake Industrial Estate. This popular estate is situated on the south-eastern outskirts of Verwood adjoining the B3081 Ringwood Road which provides access to the main A31 dual carriageway connecting to the M27/M3 motorway networks.

Description

These mid-terrace premises are of brick outer, blockwork inner wall construction with rendered upper elevations. There is a pitched steel clad roof incorporating translucent daylight panels (for unit 11), supported upon a steel portal frame. The units are arranged as industrial premises with a concrete floor and manual up and over loading doors measuring 2.5m x 2.4m. The premises also benefits from the following:

- 3 phase electric
- WC
- Small office
- Telephone/internet access
- Internal eaves height 3.9m
- LED lighting

Accommodation

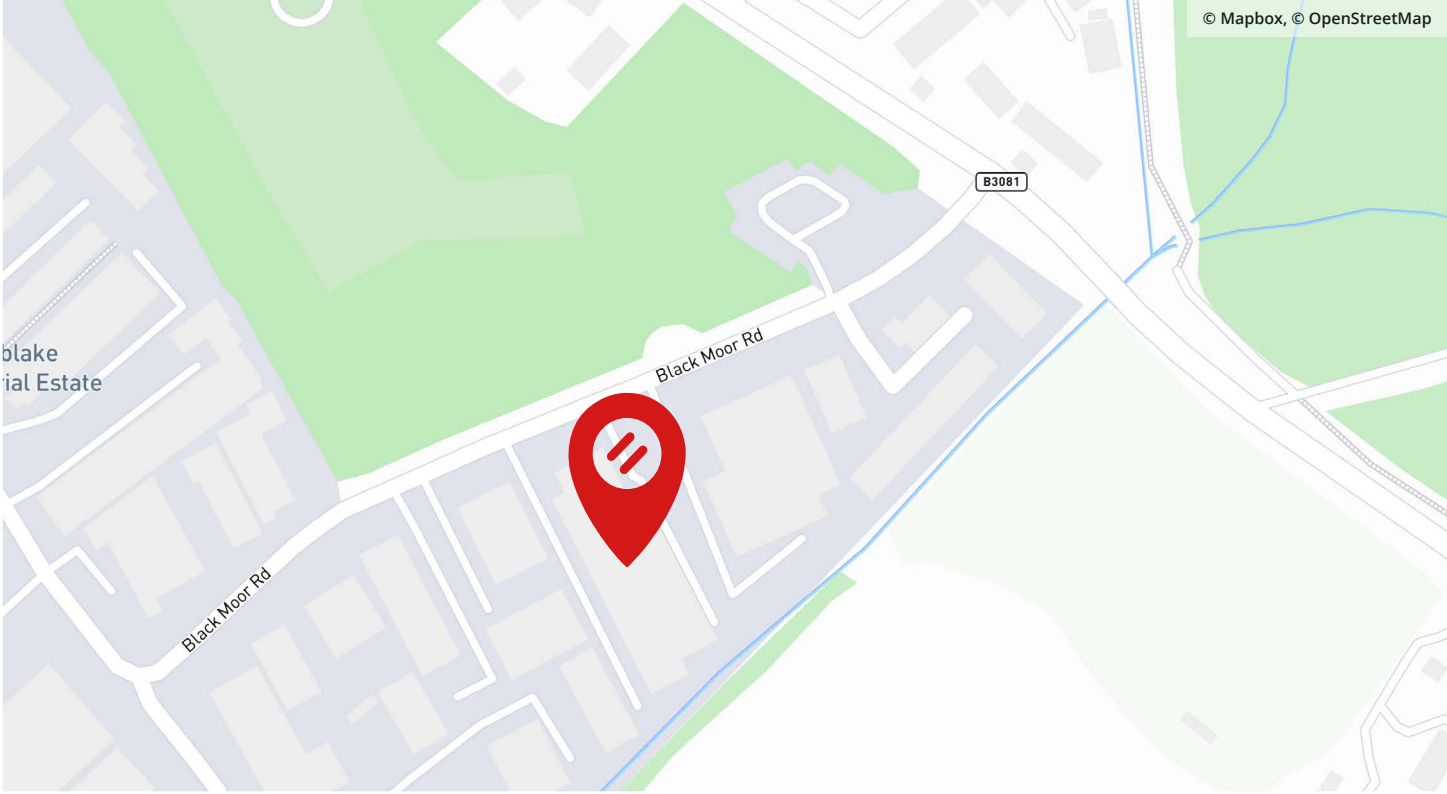
	sq m	sq ft
Unit 10	79	849
Unit 11	79	850

Total area approx.	158	1,699
---------------------------	------------	--------------

The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

Tenure

Freehold with vacant possession.



Price

Unit 10 £120,000 exclusive of VAT.

Unit 11 £125,000 exclusive of VAT.

Rateable Value

To be reassessed.

Service Charge

Estate premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate. We have been advised by our client that there is currently no estate service charge payable.

Legal Costs

Each party 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.

EPC Rating

TBC

Viewing

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



Joshua Adamson

joshua.adamson@goadsby.com
01202 550110 // 07500 894599

Joseph Holderness

joseph.holderness@goadsby.com
01202 550200 // 07879 435387



UNIT 10



UNIT 10



Important

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.

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.

goadsby.com