

FOR SALE

MID TERRACE INDUSTRIAL/ WAREHOUSE PREMISES

1,067 SQ FT PLUS 518 SQ FT MEZZ.

SMALL BUSINESS RATES

RELIEF AVAILABLE (SUBJECT TO TERMS)

B2

mach 2 engineering
c.n.c. machining

BUSINESS SPACE

goadsby

UNIT B2 FORELLE CENTRE

30 BLACK MOOR ROAD, EBBLAKE INDUSTRIAL ESTATE, VERWOOD, DORSET, BH31 6BB

SUMMARY >

- 3 CAR PARKING SPACES
- NEW ROOF IN 2011
- MID TERRACE
- INTERNAL EAVES HEIGHT APPROXIMATELY 5M
- APPROXIMATELY 3 MILES FROM THE A31

PRICE: £210,000 EXCLUSIVE OF VAT



New Roof
in 2011



2/3 Allocated
Parking Spaces



Internal Eaves
Height



E - 104
EPC Rating

REF:
W305128

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UNIT B2 FORELLE CENTRE
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Location

- The Forelle Centre is a development of 12 modern units accessed directly from Black Moor Road, the main estate road to Ebblake Industrial Estate
- Ebblake Industrial Estate is located approximately 3 miles north-west of the A31
- The A31 connects to the M27/M3 motorway networks

Description

- Brick outer, blockwork inner wall construction
- Profiled steel cladding to upper elevations
- Pitched insulated steel clad roof incorporating translucent daylight panels (new in 2011)
- Steel portal frame
- Concrete ground floor
- Internal eaves height 5m
- Insulated roller shutter door: 3m wide x 4.4m high
- Carpeted office
- 3 phase electricity
- Gas
- Telecom
- WC
- LED lights

External

- Concrete loading apron
- Concrete forecourt providing allocated parking for 3 cars

Price

£210,000 exclusive of VAT

Tenure

Freehold with vacant possession.

Accommodation

	sq m	sq ft
Ground floor warehouse	99	1,067
First floor mezzanine	48	518

Total gross internal area approx.	147	1,585
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The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

Rateable Value

£9,200 (from 1.4.23) // £12,500 (from 1.4.26)

Small business rates relief is currently available on properties with a rateable value of between £12,000-£15,000 (subject to conditions).

Service Charge

A service charge may be payable, interested parties are advised to make further enquiries.

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

E - 104

Viewing

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



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Important

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.

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