

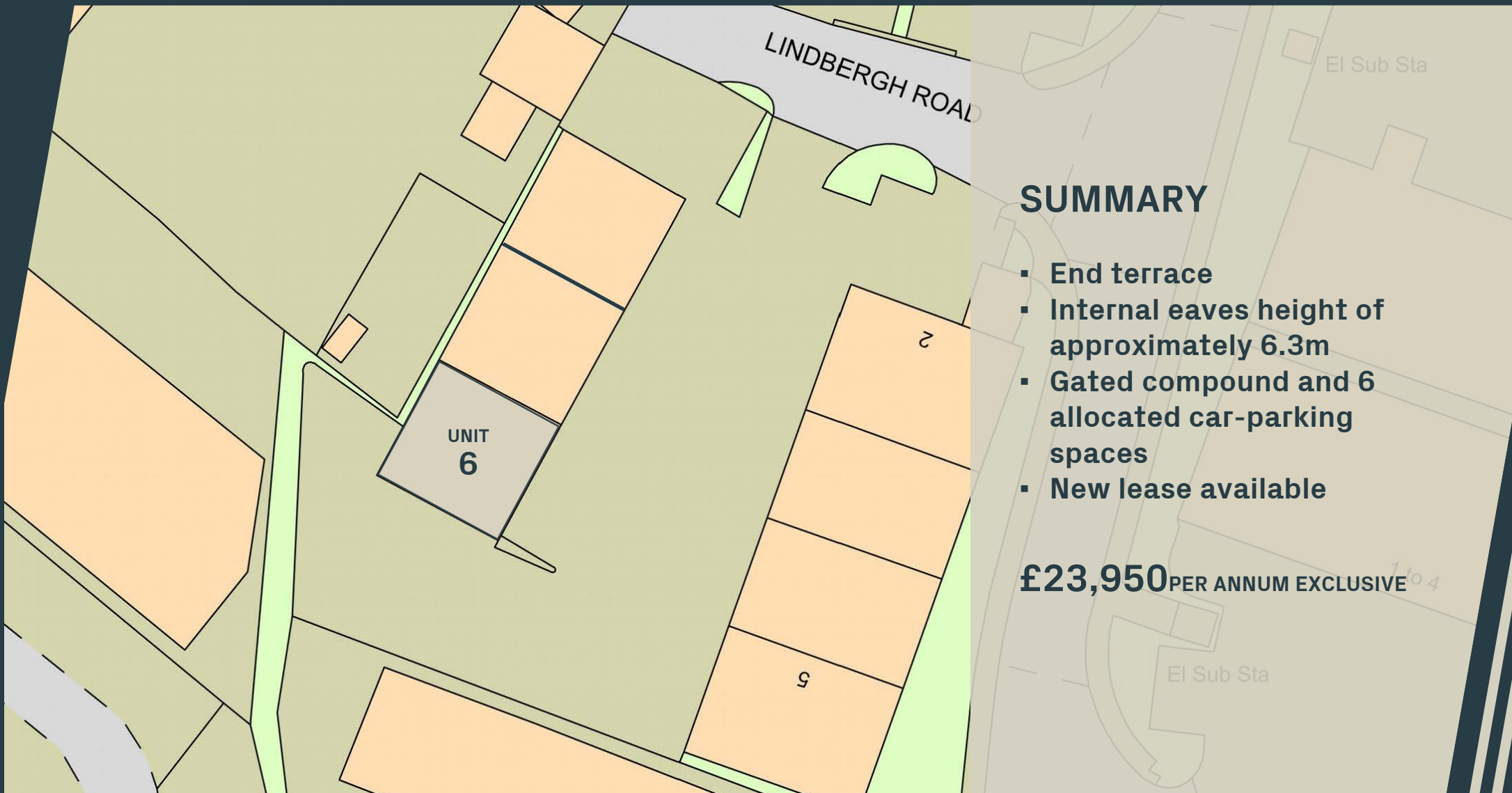


TO LET

**MODERN INDUSTRIAL/
WAREHOUSE UNIT**

171 SQ M // 1,841 SQ FT PLUS GATED COMPOUND

UNIT 6, LINDBERGH ROAD, FERNDOWN INDUSTRIAL ESTATE, WIMBORNE, DORSET, BH21 7SP



SUMMARY

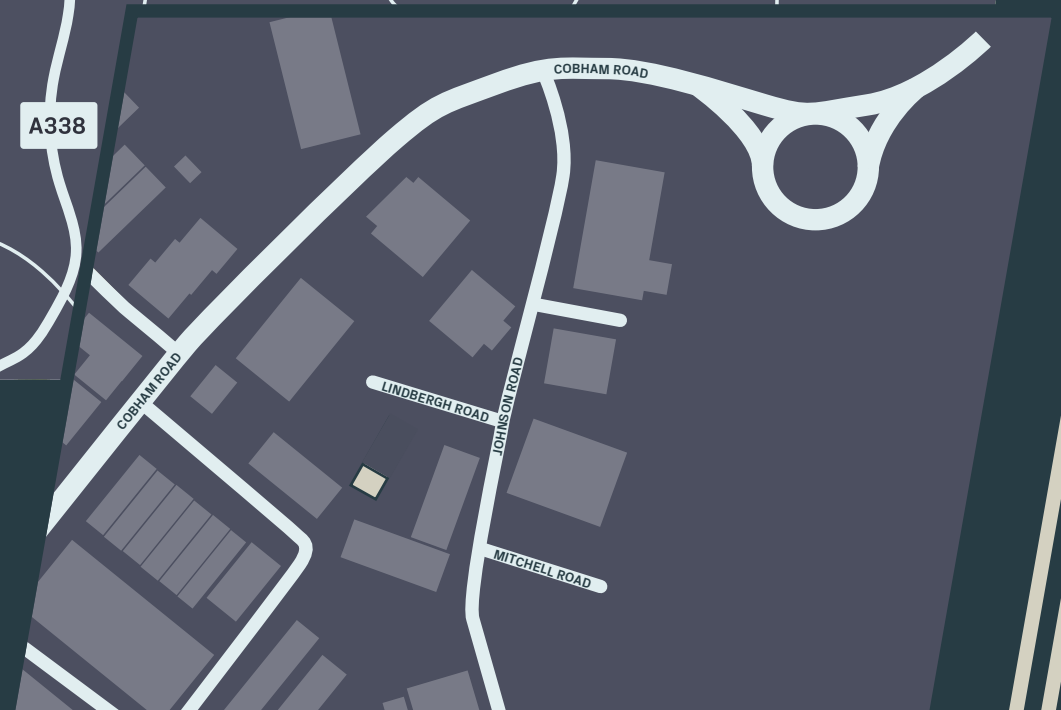
- End terrace
- Internal eaves height of approximately 6.3m
- Gated compound and 6 allocated car-parking spaces
- New lease available

£23,950 PER ANNUM EXCLUSIVE ^{1 to 4}

UNIT 6 LINDBERGH ROAD IS AN END TERRACE MODERN INDUSTRIAL/ WAREHOUSE UNIT SITUATED ON ONE OF DORSET'S PREMIER ESTATES, FERNDOWN INDUSTRIAL ESTATE.

>> LOCATION MAP
>> AERIAL VIEW
>> WHAT3WORDS

UNIT 6, LINDBERGH ROAD, FERNDOWN INDUSTRIAL ESTATE, WIMBORNE, DORSET, BH21 7SP



LOCATION

- Lindbergh Road is accessed from Johnson Road which links to Cobham Road
- Cobham Road is the main spine road serving the established Ferndown Industrial Estate which has direct access to the A31 dual carriageway
- The A31 dual carriageway provides communications to Poole (via the A349), Bournemouth (via the A338), Wimborne and Ringwood, and also connects with the M27/M3 motorway networks

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DESCRIPTION

- Brick outer, blockwork inner wall construction
- Composite panelling to the upper elevations
- Steel portal frame
- Pitched insulated steel clad roof incorporating translucent daylight panels
- Concrete ground floor
- Sectional up and over loading door measuring approximately 3.5m wide x 3.97m high
- Separate personnel door
- Unisex cloakroom
- 3 phase electricity available
- Internal eaves height of approximately 6.3m
- First floor office
- Ground floor office/reception

EXTERNAL/CAR PARKING

Unit 6

- Gated compound
- 6 car-parking spaces

ACCOMMODATION

	sq m	sq ft
Unit 6		
Ground Floor	138	1,489
First Floor Office	33	352
Total	171	1,841

The above floor area has been measured on a gross internal area basis.

RENT

£23,950 per annum exclusive. The rent is exclusive of business rates, VAT, service charge, insurance premium and all other outgoings.

LEASE

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

RATEABLE VALUE

Unit 6: £19,250 (from 1.4.26)



EPC RATING

Unit 6

D - 97

SERVICE CHARGE

A service charge is payable in respect of the upkeep, management and maintenance of the common parts within the estate. Under the current budget, the amount payable is:

Unit 6

£160 plus VAT per quarter

LEGAL COSTS

Each party is to be responsible for their own legal costs.

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.

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**.

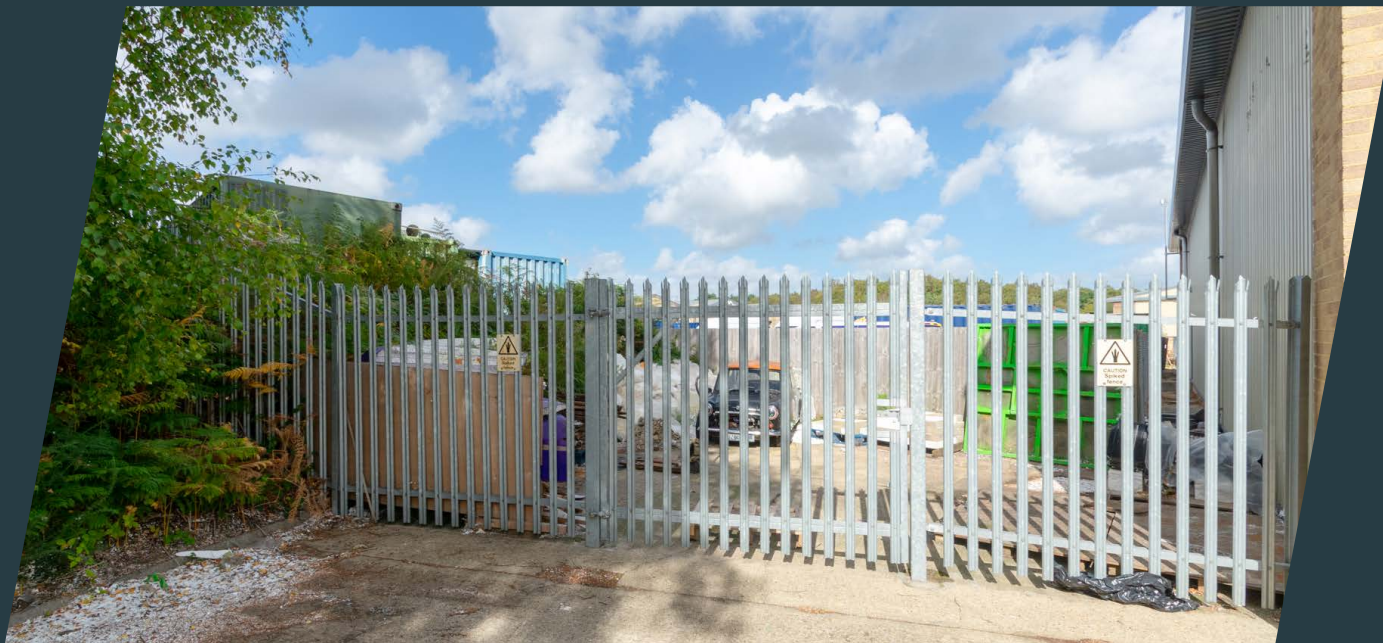
IDENTIFICATION

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.



VIEWINGS

Strictly by prior appointment through the joint sole agents, **Goadsby** or **Nettleship Sawyer**, through whom all negotiations must be conducted.



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