

TO LET

INDUSTRIAL/WAREHOUSE PREMISES

177 SQ M // 1,908 SQ FT

APPROXIMATELY 3 MILES FROM THE A31 DUAL CARRIAGEWAY



BUSINESS SPACE

goadsby

UNIT 15 LIBERTY CLOSE

WOOLSBIDGE INDUSTRIAL ESTATE, THREE LEGGED CROSS, WIMBORNE, DORSET BH21 6SY

SUMMARY >

- MID-TERRACE
- APPROXIMATE GROSS INTERNAL AREA OF 1,908 SQ FT
- APPROXIMATELY 3 MILES FROM THE A31
- 3 ALLOCATED CAR-PARKING SPACES
- INTERNAL EAVES HEIGHT OF APPROXIMATELY 3.6M
- AVAILABLE BY WAY OF A NEW LEASE

RENT: £20,000 PER ANNUM
EXCLUSIVE OF VAT AND ALL OUTGOINGS



REF:
W309781

UNIT 15 LIBERTY CLOSE
WOOLSBIDGE INDUSTRIAL ESTATE, THREE LEGGED CROSS, WIMBORNE, DORSET BH21 6SY



Location

- The premises form part of a terrace of units which are accessed from Liberty Close via Old Barn Farm Road, the main estate road serving Woolsbridge Industrial Estate
- The estate is located approximately 3 miles from the A31 dual carriageway which leads to the M27/M3 motorway networks to the north-east and to the A35 to the west

Description

- Brick outer, blockwork inner wall construction with steel cladding to the upper elevations
- Mono pitch roof incorporating translucent daylight panels
- Steel portal frame
- Concrete ground floor
- Internal eaves height of approximately 3.6m
- Roller shutter door measuring approximately 3.5m wide x 4.4m high
- 3 phase electricity and gas available
- Cloakroom facilities
- Separate personnel door
- Ground floor office/reception area
- 3 allocated car-parking spaces

Accommodation

The approximate gross internal area extends to:
177 sq m // 1,908 sq ft

Lease

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





Rent

£20,000 per annum exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.

Rateable Value

£16,750 (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. This is currently budgeted at £120 plus VAT per quarter.

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.

Viewing

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



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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](#).

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.

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