

FOR SALE/TO LET

BUSINESS PREMISES

160 SQ M // 1,730 SQ FT



BUSINESS SPACE

goadsby

UNIT 9, 7 BLACK MOOR ROAD

EBBLAKE INDUSTRIAL ESTATE, VERWOOD, DORSET BH31 6AX

SUMMARY >

- GROUND FLOOR – WORKSHOP/STORAGE
- FIRST FLOOR – OFFICE ACCOMMODATION
- APPROXIMATELY 3 MILES FROM THE A31

RENT: £11,950 PER ANNUM EXCL.

PRICE: £180,000 EXCL. OF VAT



REF:
W22262

UNIT 9, 7 BLACK MOOR ROAD
EBBLAKE INDUSTRIAL ESTATE, VERWOOD, DORSET BH31 6AX

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 supported upon a steel portal frame and UPVC double glazed windows at ground and first floor levels in the front elevation.

The unit is arranged as workshop/storage on the ground floor with a concrete floor and aluminium double glazed doors. An additional personnel door provides access to carpeted stairs leading to the first floor office accommodation which benefits from carpets, lighting, central heating, perimeter trunking, a kitchenette and a unisex WC.

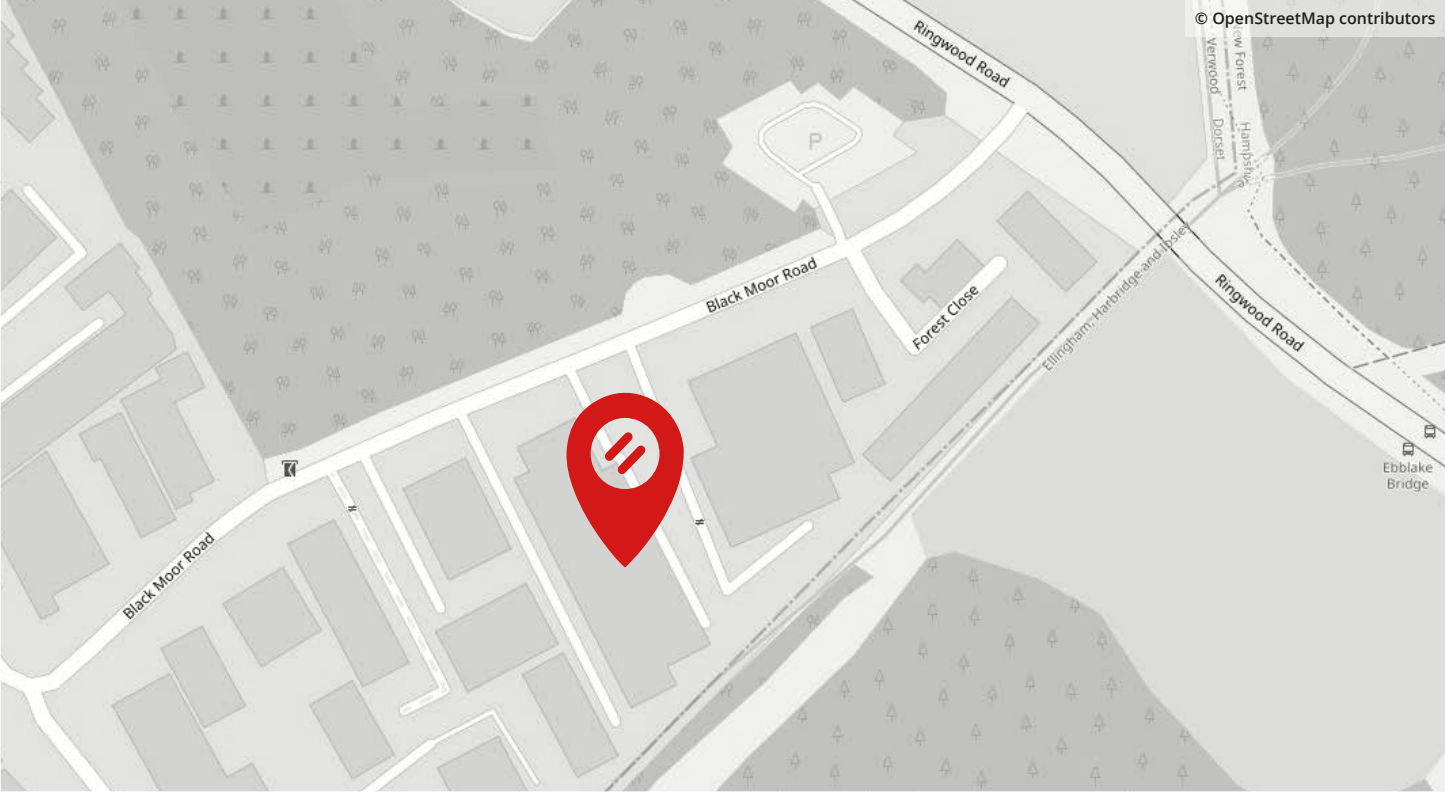
3 phase electricity and gas are available.

Accommodation

	sq m	sq ft
Ground floor	80	865
First floor	80	865

Total gross internal area approx.	160	1,730
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The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.



Tenure

Leasehold

The premises are available to let by way of a new full repairing and insuring lease incorporating upward only open market rent reviews every 3 years.

Freehold

With vacant possession.

Price

£180,000 exclusive VAT.

Rent

£11,950 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Rateable Value

£16,750 pax (from 1.4.26)

EPC Rating

D - 79



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.

Viewing

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



Joshua Adamson

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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 once a sale 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 once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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