

FOR SALE

MODERN, MID TERRACE INDUSTRIAL/WAREHOUSE UNIT
APPROX. 178 SQ M (1,916 SQ FT)



**sibbett
gregory**



UNIT 17, AXIS 31 OAK FIELD ROAD, WOOLSBIDGE INDUSTRIAL PARK, THREE LEGGED CROSS, WIMBORNE, DORSET, BH21 6FE

SUMMARY

- Modern, mid terrace industrial/warehouse unit
- Approx. 178 sq m (1,916 sq ft) gross internal area
- Price £305,000 exclusive of VAT
- 4 allocated parking spaces
- EPC Rating A-25

SPECIFICATION



Electric
loading door
(3.17m x 6.25m)



Internal eaves
height 7.25m
approx



3 phase
electricity



LED
lighting

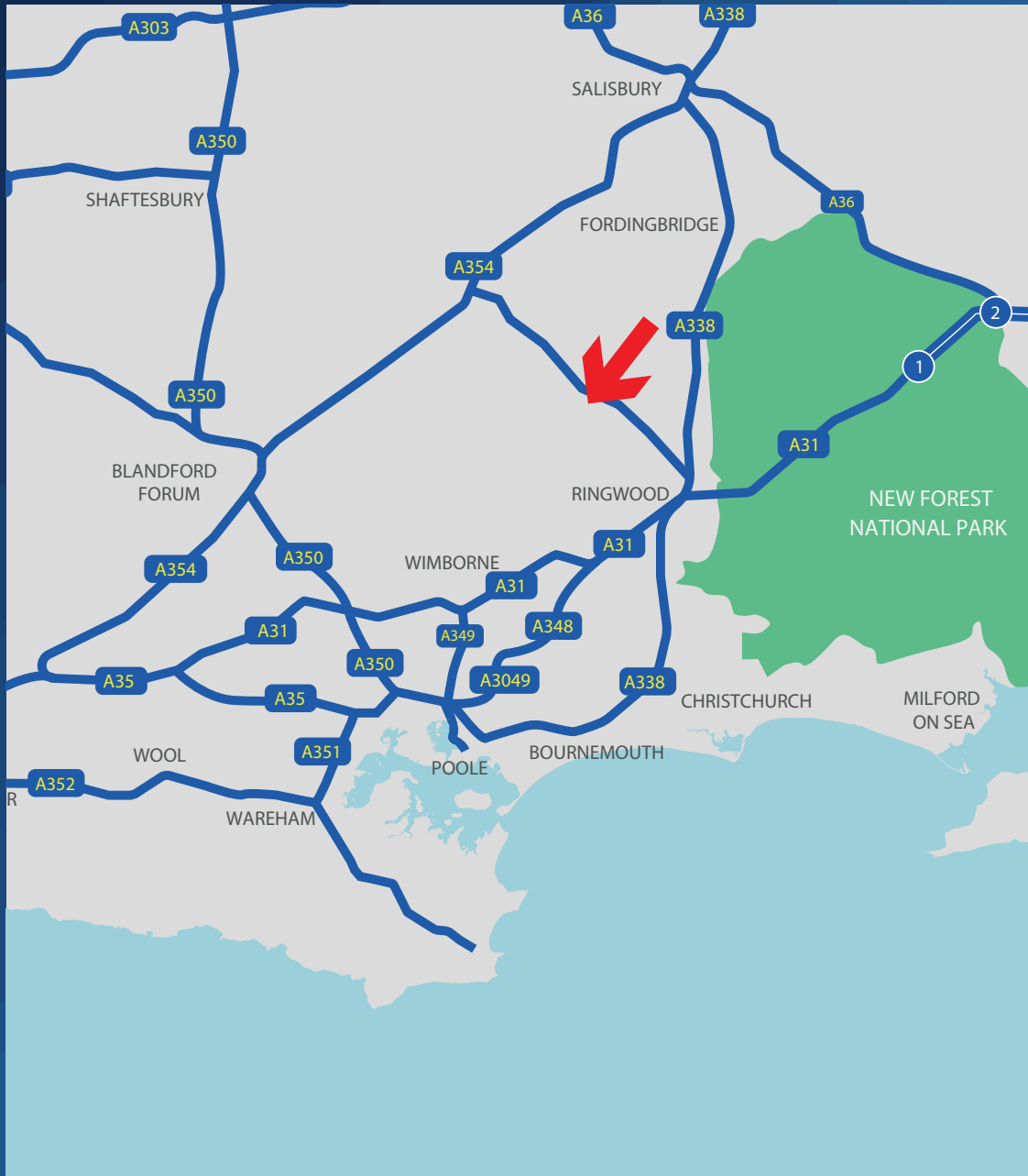


4 car
parking
spaces



Kitchenette

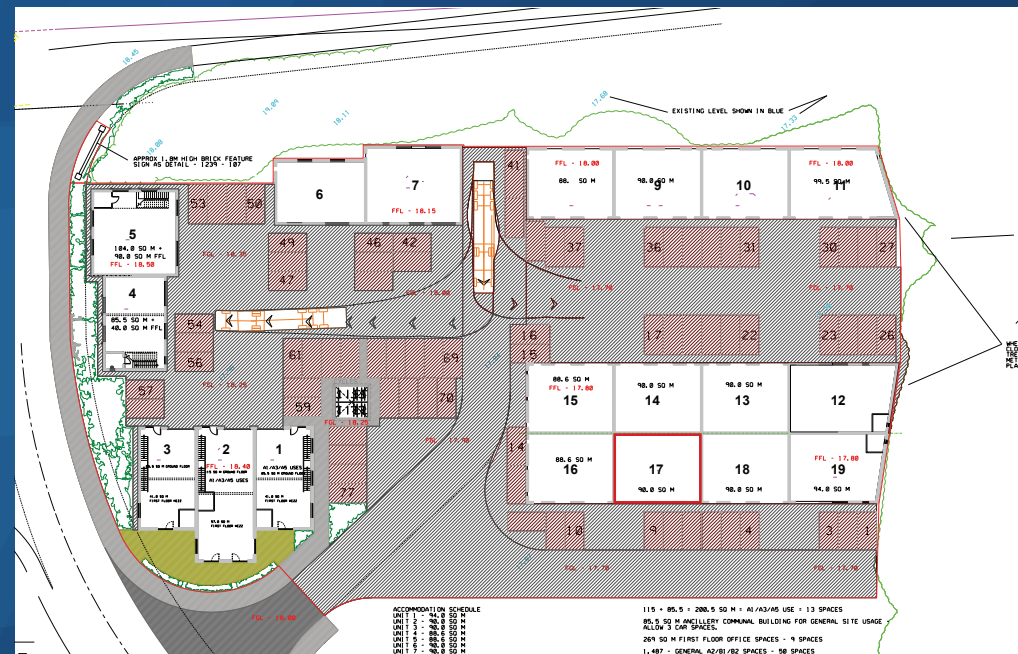




LOCATION

The property is located on Axis 31 which is a modern industrial estate forming part of Woolsbridge Industrial Park at Three Legged Cross, Wimborne.

Axis 31 is accessed from Ringwood Road and is located approximately 2.5 miles north-west of the A31 which is main route linking Wimborne, Ferndown and Ringwood. The A31 provides dual carriageway access to the M27 to the north and A35 to the west.



DESCRIPTION

The property comprises a modern, mid-terrace industrial/warehouse unit of steel portal frame construction with brick outer walls and blockwork inner wall construction, with composite panel cladding to the upper elevations. The unit has an insulated steel clad roof incorporating daylight panels.

The specification is as follows:-

- Feature double glazed windows
- Power floated concrete floor
- Electric loading door (3.17m x 6.25m)
- Internal eaves height 7.25m approx..
- Mezzanine floor of approx. 87 sq m (940 sq ft)
- 3 phase electricity
- 2 x air source heat pumps for air-conditioning and heating 3 phase electricity supply
- CCTV
- Kitchenette dishwasher and fridge
- Unisex disabled WC
- LED lighting
- Fibre connection
- External security shutter and security bars
- 4 allocated parking spaces

ACCOMMODATION

We have measured the property with the following approximate gross internal floor areas:

Description	Sq M	Sq Ft
Ground Floor	91	976
First Floor	87	940
TOTAL	178	1,916



TENURE

Available by way of a 999 year lease granted from 2019 subject to an initial ground rent of £120 plus VAT per annum. The ground rent will increase every 25 years by £60 up to a maximum figure of £300 plus VAT per annum.

PRICE

£305,000 exclusive of VAT.

BUSINESS RATES

The property has a rateable value of £13,000 effective from 1.4.2023.

SERVICE CHARGE

A service charge is payable in respect of the upkeep, maintenance and management of the common parts of the estate which is currently budgeted at approx. £740 per annum plus VAT.

EPC

The property has a rating of A -25. and a copy of the full EPC report is available upon request.

VIEWING

Viewing by appointment with the sole agents Sibbett Gregory.

Jayne Sharman

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Email: jayne@sibbettgregory.com



FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

