



FOR SALE

MODERN DETACHED INDUSTRIAL/ WAREHOUSE/OFFICE PREMISES

941 SQ M // 10,117 SQ FT

INCOME GENERATING SOLAR/PV PANELS

21 JOHNSON ROAD FERNDOWN INDUSTRIAL ESTATE, WIMBORNE, DORSET, BH21 7SE



SUMMARY



Gated & fenced
site



7.4m
eaves



1 loading door
ground level



Detached
premises



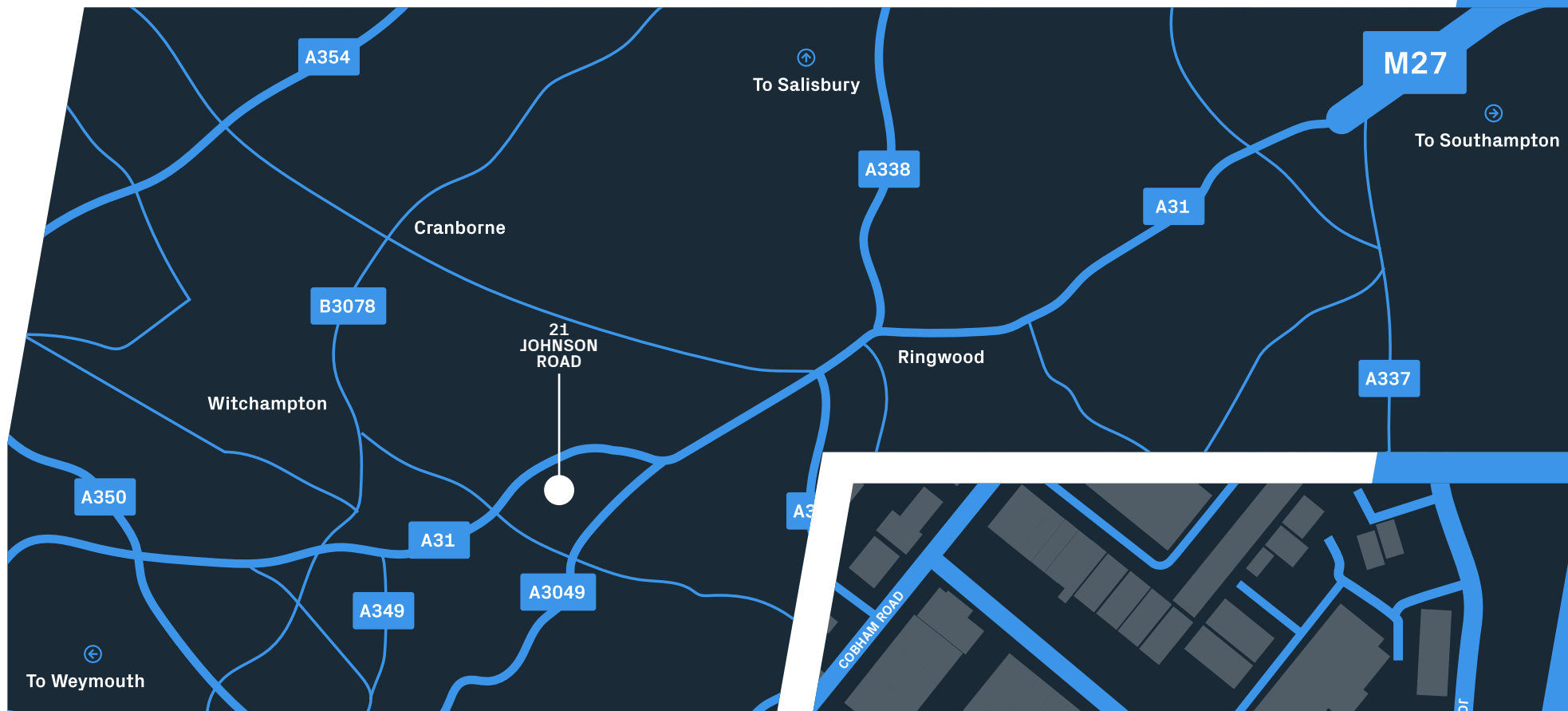
0.539
Acres
Site
area



B - 41
epc rating

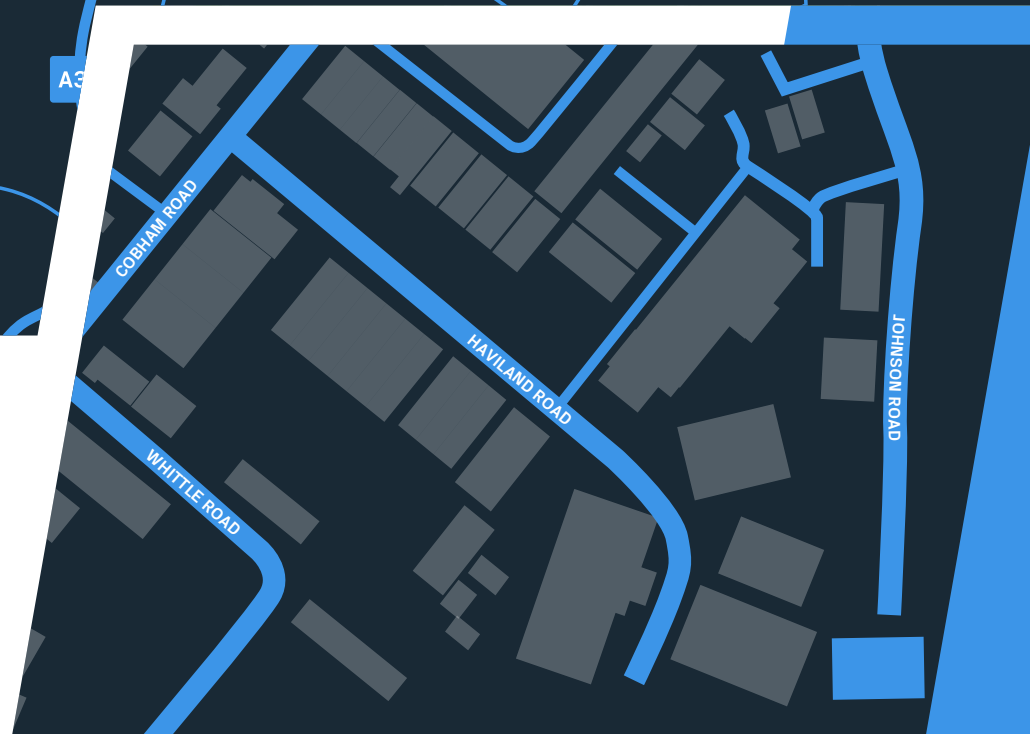
PRICE: £1.675M EXCLUSIVE OF VAT

**£18,945 AVERAGE ANNUAL SOLAR/PV
PANEL INCOME GENERATED**



LOCATION

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



DESCRIPTION

Detached

- Brick outer, blockwork inner wall construction with composite cladding to upper elevations
- Pitched steel clad roof incorporating daylight panels
- Concrete factory/warehouse floor
- Steel portal frame
- Internal eaves height 7.4m
- Electric sectional up and over loading door: 4.47m wide x 4.45m high
- Feature full height glazing incorporating personnel doors
- Windows to side elevation at ground, first and second floors
- Solar/PV panels on roof

Factory/Warehouse

- LED lighting
- 400 Amp 3 phase electricity and gas
- 2 No. warm air heaters

Ground Floor Offices/Stores

- Carpeted/vinyl flooring
- Reception
- Male and disabled WCs
- Kitchenette
- Suspended ceilings incorporating recessed lighting
- Steel staircase to first floor
- Security and fire alarms

First Floor Offices

- Carpeted
- Male and female WCs
- Kitchenette
- Suspended ceiling incorporating recessed lighting
- Central heating

Second Floor Offices

- Carpeted
- Suspended ceiling incorporating recessed lighting
- Central heating

External

- Fenced and gated
- Tarmacadam car-park
- Small concrete loading apron



ACCOMMODATION

	sq m	sq ft
Factory/warehouse	596	6,413
Ground floor offices	151	1,621
First floor offices	137	1,470
Second floor offices	57	613

Total gross internal area approximately	941	10,117
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The property has been measured in accordance with the 6th Edition of the RICS Code of Measuring Practice.

TENURE

Freehold.

PRICE

£1.675M plus VAT.

SOLAR/PV PANELS

- There is a 25 year lease for the Feed in Tarriff (FIT) which expires on 7 December 2036
- Annual FIT income has varied between £16,000 and £21,000 with the average between 2017 and 2025 being £18,945 per annum
- Payments are quarterly and index linked

RATEABLE VALUE

£100,000 (from 1.4.23)

EPC RATING

B - 41

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.



SERVICE CHARGE

A service charge may be payable in respect of the upkeep, management and maintenance of the common parts within the estate. Interested parties are advised to make further enquiries.

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.

VIEWINGS

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



CHRIS WILSON

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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.

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.