

# FOR SALE or TO LET

Industrial / Warehouse  
Design & Build Opportunities Available

2,787.1 sq. m. – 9,290.2 sq. m.

30,000 sq. ft. – 100,000 sq. ft.

 **Cowling  
& West**

**01202 558 262**  
[cowlingandwest.co.uk](http://cowlingandwest.co.uk)

- Site Area 1.85 ha (4.57 acres)
- Plot C, Cobham Gate, Ferndown Industrial Estate,  
Wimborne, BH21 7PT

• For illustrative purposes only



Cobham Gate, Ferndown Industrial Estate, Wimborne, BH21 7PT

## ● Location

Cobham Gate is situated adjoining the Ferndown Industrial Estate which has direct access to the A31 dual carriageway. The A31 is the main road through the New Forest linking the areas of Bournemouth and Poole with Southampton and Portsmouth via the M27 and to London via the M3.

Cobham Gate is accessed via Vulcan Way and Cobham Road, the main spine road serving the Ferndown Industrial Estate. Ferndown Industrial Estate is a popular choice for local and national companies as a result of its strategic location.

Occupiers on the Ferndown Industrial Estate include DPD, Porsche, Travis Perkins, Superior Seals and Screwfix.

## ● Site Area

Site 4.57 acres (1.85 Ha.)

## ● Design and Build Opportunities

Industrial and warehouse units are available on a design and build basis to meet individual occupiers requirements. Specifications can incorporate minimum internal eaves heights of up to 10m.

Individual units are available ranging from 2,787.1 sq. m. (30,000 sq. ft.) - 9,290.2 sq. m. (100,000 sq. ft.).

## ● Tenure

Completed buildings are available on either a freehold or occupational leasehold basis.

## ● Price / Rent

On application.

## ● PLANNING

The site has the benefit of an Outline Planning Consent (ref: 3/06/1330/OUT) for the erection of employment (B1, B2 & B8) floor space. However, all interested parties are advised to make their own enquiries through the Planning Department of Dorset Council (01202 886201) as regards their own proposed use..

## ● VAT

This property is elected for VAT. VAT will therefore be charged on the price/rent.

[VIEW LOCATION MAP](#)

[GOOGLE STREET VIEW](#)

**Cobham Gate, Ferndown Industrial Estate, Wimborne, BH21 7PT**



- Unit developed for DPD

### ● Legal Costs

Each party to be responsible for their own legal costs. Where required Anti Money Laundering reference checks will be carried out on prospective Purchasers at £20 + VAT per search.

### ● 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.](#)

- Viewing - Strictly by appointment through the joint agents:



**Simon West**

simonw@cowlingandwest.co.uk

(Our ref : D.7499 )



**Jake Huntley**

jake.huntley@dtre.com

### ● Finance Act 1989

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

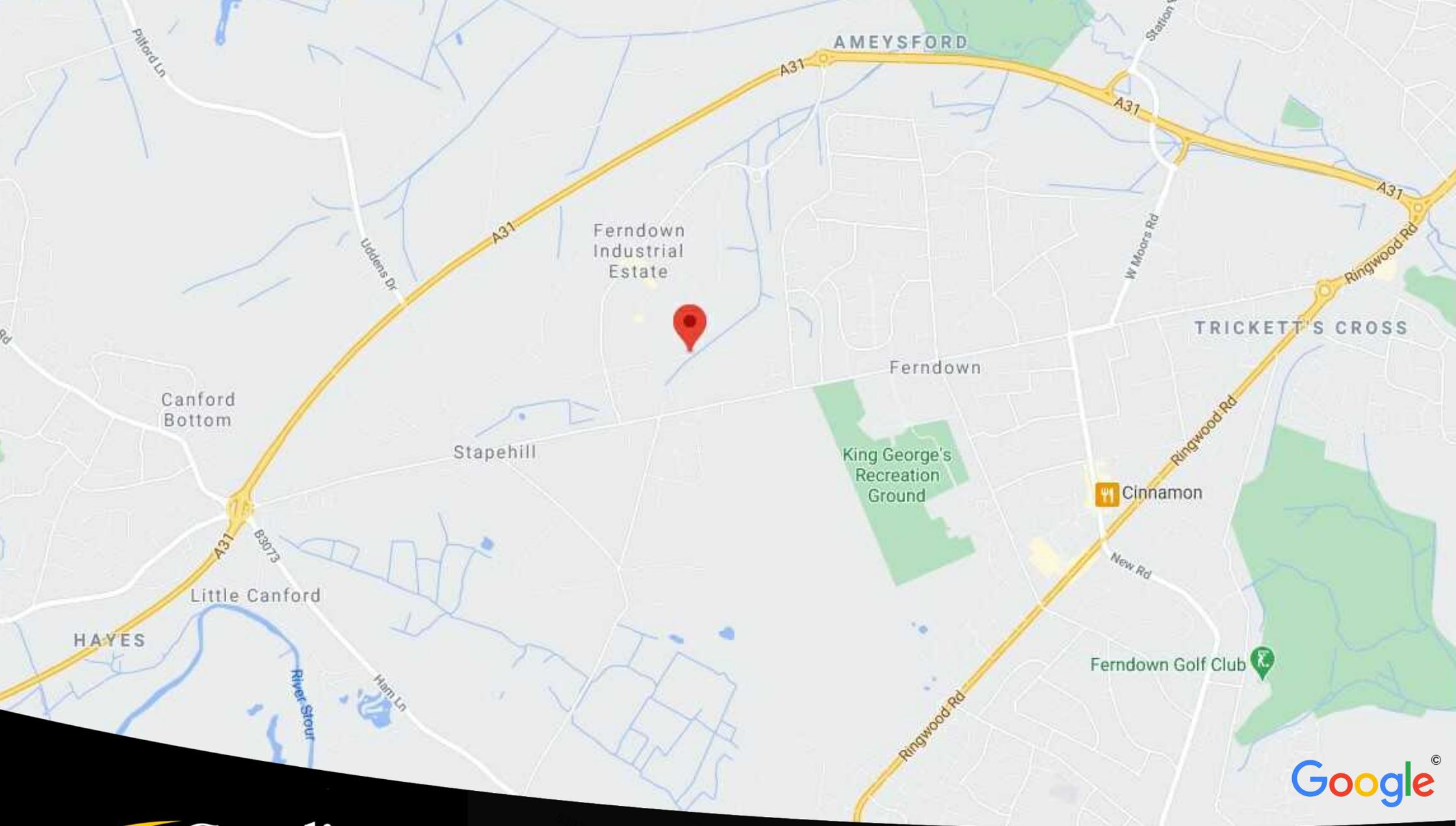
### ● Important Note

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.

### ● Disclaimer

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Google<sup>®</sup>

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You can call us or email  
[info@cowlingandwest.co.uk](mailto:info@cowlingandwest.co.uk)