

TO  
LET

SEMI-  
DETACHED  
INDUSTRIAL/  
WAREHOUSE  
PREMISES

579 SQ M /  
6,227 SQ FT

67 HAVILAND ROAD

Ferndown Industrial Estate, Wimborne, Dorset, BH21 7PY



## SUMMARY

- » Electric loading door
- » Semi-detached
- » 6,227 sq ft
- » 5.6m internal eaves height
- » Direct estate access to the A31
- » LED lights
- » **Rent - £55,000 per annum exclusive of VAT and all outgoings**

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## LOCATION

- » Haviland 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 provides communications to Poole (via the A349), Bournemouth (via the A338), Wimborne and Ringwood, and also connects with the M27/ M3 motorway networks

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## Description

- » Semi-detached
- » Brick outer, blockwork inner wall construction
- » Steel cladding to the upper elevations
- » Steel portal frame
- » Pitched insulated roof incorporating translucent daylight panels
- » Concrete ground floor
- » Two loading doors - front electric door measuring approximately 4.27m wide x 4.8m high - rear door measuring approximately 4.26m wide x 2.6m high
- » Separate personnel door
- » LED factory/warehouse lights
- » New male and female cloakroom facilities
- » Internal eaves height of approximately 5.6m
- » Refurbished ground floor office/reception
- » 3 phase electricity available

## External/Car Parking

- » Tarmacadam loading apron
- » 4 car-parking spaces available on the forecourt
- » 10 car-parking spaces available at the rear

## Accommodation

The unit has an approximate gross internal area of:

**579 sq m // 6,227 sq ft**

## Lease

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

## Rent

**£55,000 per annum** exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.

## EPC Rating

C - 75

## Rateable Value

£60,000 (from 1.4.26)

## Service Charge

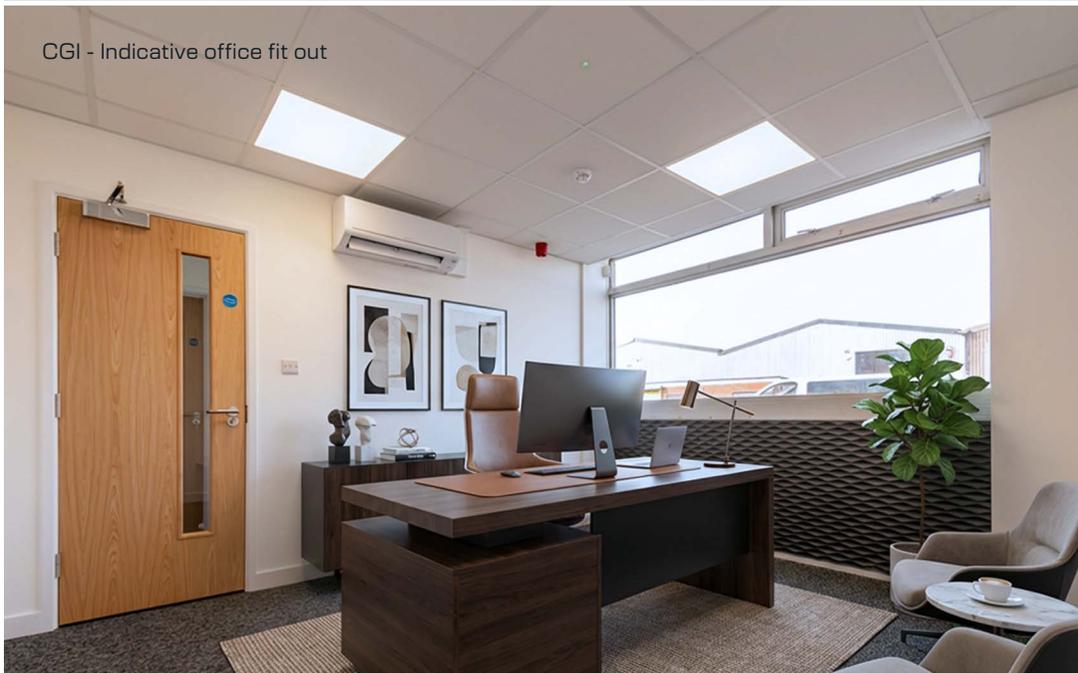
A service charge is payable in respect of the upkeep, management and maintenance of the common parts within the estate and this is currently budgeted at £800 plus VAT per annum.

## Legal Costs

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

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NOT TO SCALE  
ILLUSTRATION ONLY

## Viewings

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



**James Edwards** 07801 734797  
james.edwards@goadsby.com

## 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](#).

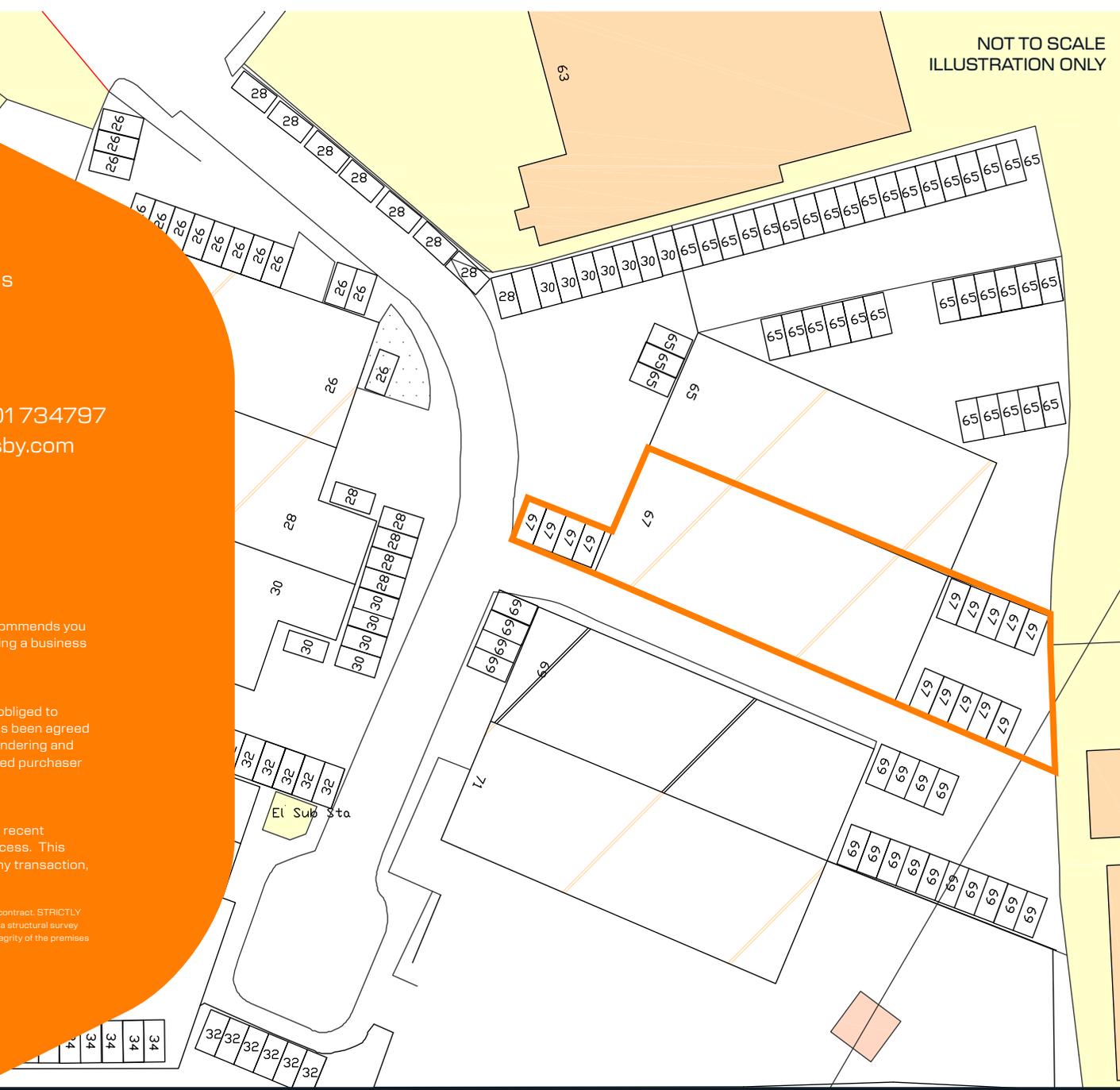
### IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or 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 or 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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