

AXIS 31

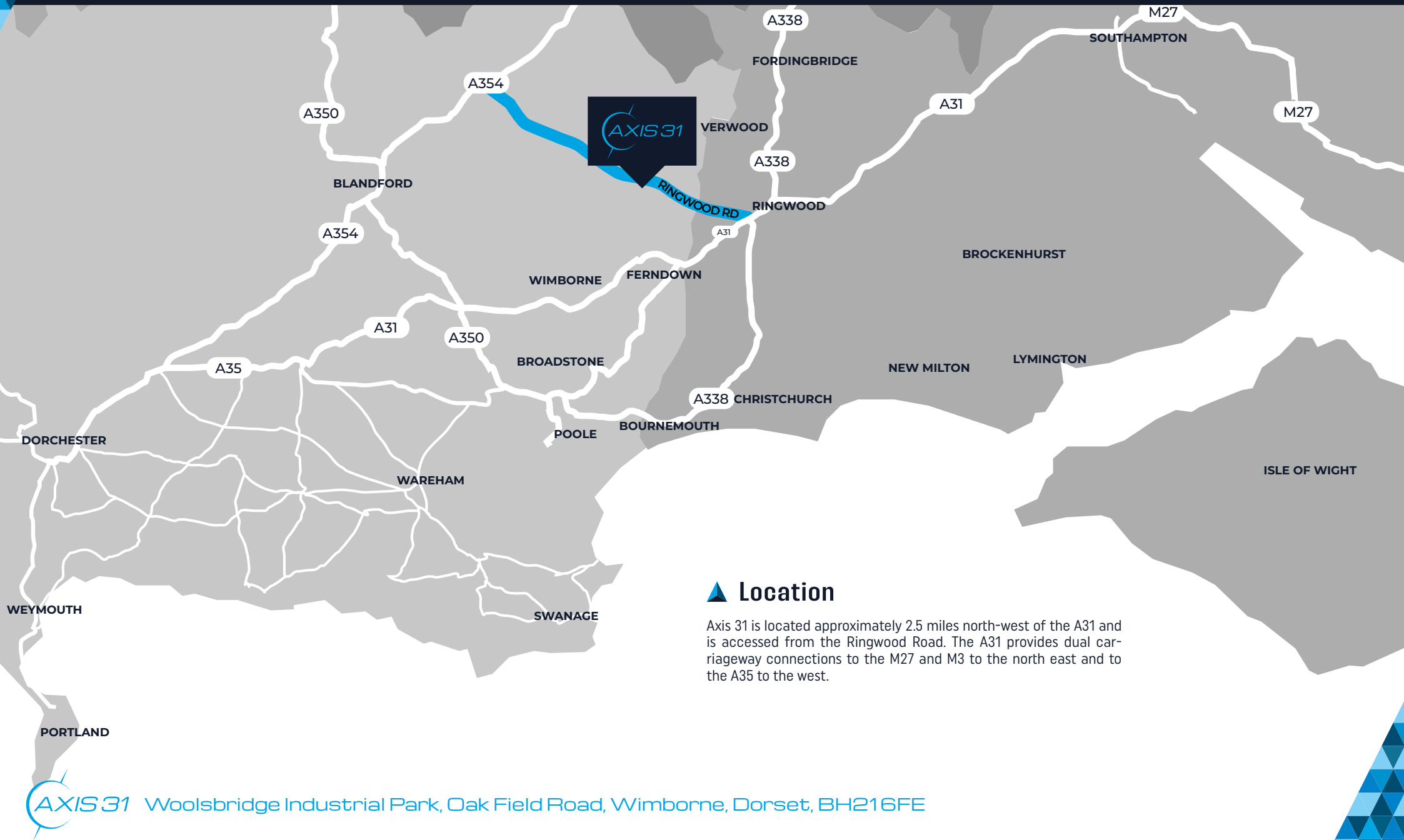
UNITS 49-51

Woolsbridge Industrial Park, Oak Field Road, Wimborne, Dorset, BH21 6FE

TO LET
NEW INDUSTRIAL/WAREHOUSE/RETAIL UNITS
992 / 1,995 / 2,987 SQ FT
AVAILABLE INDIVIDUALLY OR AS A WHOLE
IMMEDIATELY AVAILABLE



Axis 31 is the second phase of the established Woolsbridge Industrial Park at Three Legged Cross and extends to approximately 26 acres



[View Drone Video](#)

AXIS 31
UNITS 49-51





▲ Specification

Each unit has the following high specification:

- Brick outer, blockwork inner wall construction with composite panel cladding to upper elevations
- Steel clad insulated roof incorporating daylight panels
- Steel portal frame
- Feature double glazed windows at ground and first floor
- Internal eaves height approx. 7.25m
- Power floated concrete floor: 25 kn/sq m loading
- LED light
- Electric insulated loading door approx. 3.15m wide
- 3 phase electricity
- Fibre to the premises (FTTP)
- Unisex disabled WC
- Personnel door
- Allocated car-parking
- Teapoint
- Fire alarm
- PV panels on roof

▲ Permitted Use

Light industrial, warehouse and retail uses are permitted. We would urge all interested parties to make further enquiries through the planning department in connection with their own proposed use of the premises:

Dorset Council: 01305 251000

▲ Service Charge

There is a service charge in respect of the upkeep, management and maintenance of common parts within the estate. The initial annual prices are provided in the availability schedule.

▲ Rateable Value

To be assessed.

▲ Legal Costs

Each party is 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.

▲ EPC Ratings

Unit 49: A - 16 // Unit 50: A - 16 // Unit 51: A - 18

▲ To Let

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

▲ Rents

Unit 49	£15,500 per annum
Unit 50	£15,350 per annum
Unit 51	£15,350 per annum
Units 49-51	£46,200 per annum

The above rents are per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.







▲ Availability Schedule

Unit	Size Sq Ft	Rent	Service Charge per annum	Parking	Description	EPC Rating
49	1,003	£15,500	£520	3	Mid terrace	A - 16
50	992	£15,350	£520	3	Mid terrace	A - 16
51	992	£15,350	£520	3	End terrace	A - 18
49-51	2,987	£46,200	£1,560	9	-	-

Approximate Gross Internal Areas scaled off plan.

The above rentals are exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.



Year	Percentage of population aged 65 and over
1950	10%
1955	9%
1960	10%
1965	11%
1970	12%
1975	13%
1980	14%
1985	15%
1990	16%
1995	17%
2000	18%
2005	19%
2010	20%
2015	21%
2020	21.5%
2025	22%
2030	22.5%
2035	23%
2040	23.5%
2045	24%
2050	24.5%

▲ Viewings & Further Information

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



Joseph Holderness

joseph.holderness@goadsby.com
01202 550200 // 07879 435387

James Edwards

james.edwards@goadsby.com
01202 550123 // 07801 734797

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.

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.

