

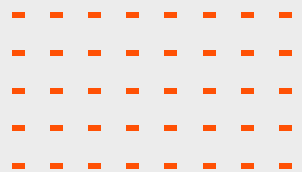
## To Let

Modern industrial/warehouse/office premises

**13,626 sq ft (1,266 sq m)**

**Unit 1, 33 Cobham Road,** Ferndown Industrial Estate, Wimborne, Dorset, **BH21 7PF**





  
3.94m  
EAVES  
HEIGHT

  
LOADING  
DOORS

  
C - 75  
EPC RATING

  
PARKING AT  
FRONT & SIDE

  
3 PHASE  
ELECTRICITY

  
LED  
LIGHTING

**Rent:**  
£85,000 per annum excl.





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## Location

The premises are located on Ferndown Industrial Estate which has direct access to the A31 dual carriageway providing communications to the principal population centres including Poole, Bournemouth, Wimborne and Ringwood.



## Description

These premises are of brick/blockwork construction with steel cladding to upper elevations and an administration section to the front of the property.

### Factory/Warehouse

The factory has a concrete floor, an internal eaves height of approximately 3.94 metres and a steel clad roof arranged in 3 bays supported on timber trusses resting on concrete columns. Loading is by way of a roller shutter door in the rear elevation and a roller shutter door in the front elevation measuring approximately 3.6 metres wide x 3.3 metres high and 3.66 metres wide x 3.59 metres high respectively. Internally, there is motion sensed LED lighting, male, female and disabled cloakrooms and 3 phase electricity is available.

### Administration Section

To the front of the property there is a 3 storey administration section which has been clad with composite panelling and is accessed via a separate personnel door. There are ground floor offices and further offices on the first and second floors with double glazed windows at each level, oil fired central heating, a key fob access security system and a Wessex fire alarm.

### Externally

Parking is available at the front and side of the property and there is a shared driveway to the side of the unit providing access to the rear loading area.

## Accommodation

	sq m	sq ft
Ground floor factory	901	9,693
Ground floor offices	123	1,328
<b>Sub total</b>	<b>1,024</b>	<b>11,021</b>
First floor offices	120	1,297
Second floor offices	122	1,308
<b>Sub total</b>	<b>242</b>	<b>2,605</b>
<b>Total gross internal area approx.</b>	<b>1,266</b>	<b>13,626</b>



## Lease

The premises are available to let by way of a new full repairing and insuring lease incorporating upward only, open market rent reviews every 5 years and subject to a simultaneous surrender of the existing lease.

## Rent

**£85,000 per annum** exclusive of business rates, VAT, service charge, insurance premium and all other outgoings, payable quarterly in advance by standing order.

## Rateable Value

£95,500 (from 1.4.26)

## EPC Rating

C - 75

## 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.

## Viewing

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



**Chris Wilson**

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## 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](#).

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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.

