

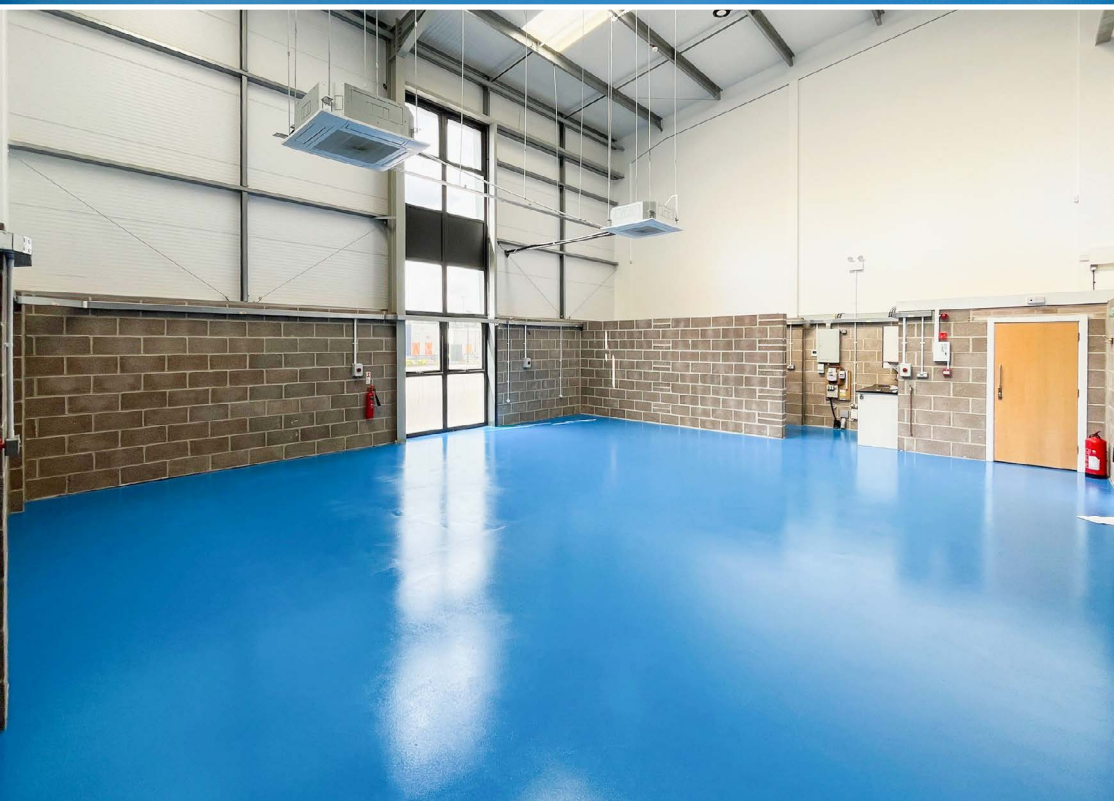


**AXIS 31**  
UNIT 32

**TO LET**  
MODERN MID TERRACE  
INDUSTRIAL/WAREHOUSE/  
RETAIL PREMISES  
1,055 SQ FT

Woolsbidge Industrial Park, Oakfield Road,  
Three Legged Cross, Dorset, BH216FE





## ▲ Specification

The premises are built to the following high specification:

- Mid terrace
- 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 7.2m
- Power floated concrete floor
- LED lights
- Electric loading door 3.15m wide x 6.25m high
- 3 phase electricity
- Fibre to the premises (FTTP)
- Unisex disabled WC
- Personnel door
- Teapoint
- Fire alarm
- 3 allocated parking spaces

## ▲ 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 3 years, subject to a simultaneous surrender of the existing lease.

## ▲ Rental

**£16,350 per annum exclusive** of VAT, business rates, service charge, insurance premium and utilities payable quarterly in advance by standing order.

## ▲ Service Charge

There is a service charge in respect of the upkeep, management and maintenance of common parts within the estate which is currently £540 plus VAT per annum.

## ▲ Rateable Value

£17,000 (from 1.04.26)



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## ▲ EPC Rating

B - 37

## ▲ 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.

## ▲ Legal Costs

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

## ▲ Permitted Use

Light industrial, warehouse & retail. We would urge all interested parties to make further enquiries through the planning department at Dorset Council – Tel: 01305 251000 in connection with their own proposed use of the premises.

## ▲ 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](#).

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



### ▲ Location

Axis 31 is located approximately 2.5 miles north-west of the A31 and is accessed from the Ringwood Road. The A31 provides dual carriageway connections to the M27 and M3 to the north east and to the A35 to the west.

## ▲ Viewings & Further Information

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



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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.

#### REFERENCES

Once a letting has been agreed, the landlord will need to approve the proposed tenant's references as part of the letting process. Goadsby will therefore make a non-refundable reference charge of £50 (including VAT) to be paid by cheque. This does not form part of a contract or constitute a deposit in respect of any transaction. Appropriate references will be required from a bank, solicitor, accountant and two trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord.