

# TO LET

## MODERN INDUSTRIAL/WAREHOUSE PREMISES

500 SQ M // 5,380 SQ FT



BUSINESS SPACE

goadsby

**UNIT D1 STIRLING BUSINESS PARK**

NIMROD WAY, FERNDOWN INDUSTRIAL ESTATE, WIMBORNE, DORSET BH21 7SH

## SUMMARY >

- SEMI-DETACHED
- 6.6M INTERNAL EAVES HEIGHT
- 14 CAR-PARKING SPACES

RENT: £53,800 PER ANNUM EXCL.



14 Allocated  
Parking Spaces



6.6m  
Internal Eaves  
Height



C - 56  
EPC Rating



Excellent  
Transport Links

REF:  
w11393

**UNIT D1 STIRLING BUSINESS PARK**  
NIMROD WAY, FERNDOWN INDUSTRIAL ESTATE, WIMBORNE, DORSET BH21 7SH

## Location

- Nimrod Way is accessed from the main estate road Cobham Road
- Stirling Business Park is located at the far end of Nimrod Way
- The Estate is c.6 miles to the north of Bournemouth and has direct access to the main A31 dual carriageway which connects to the M27/M3 motorway networks

## Description

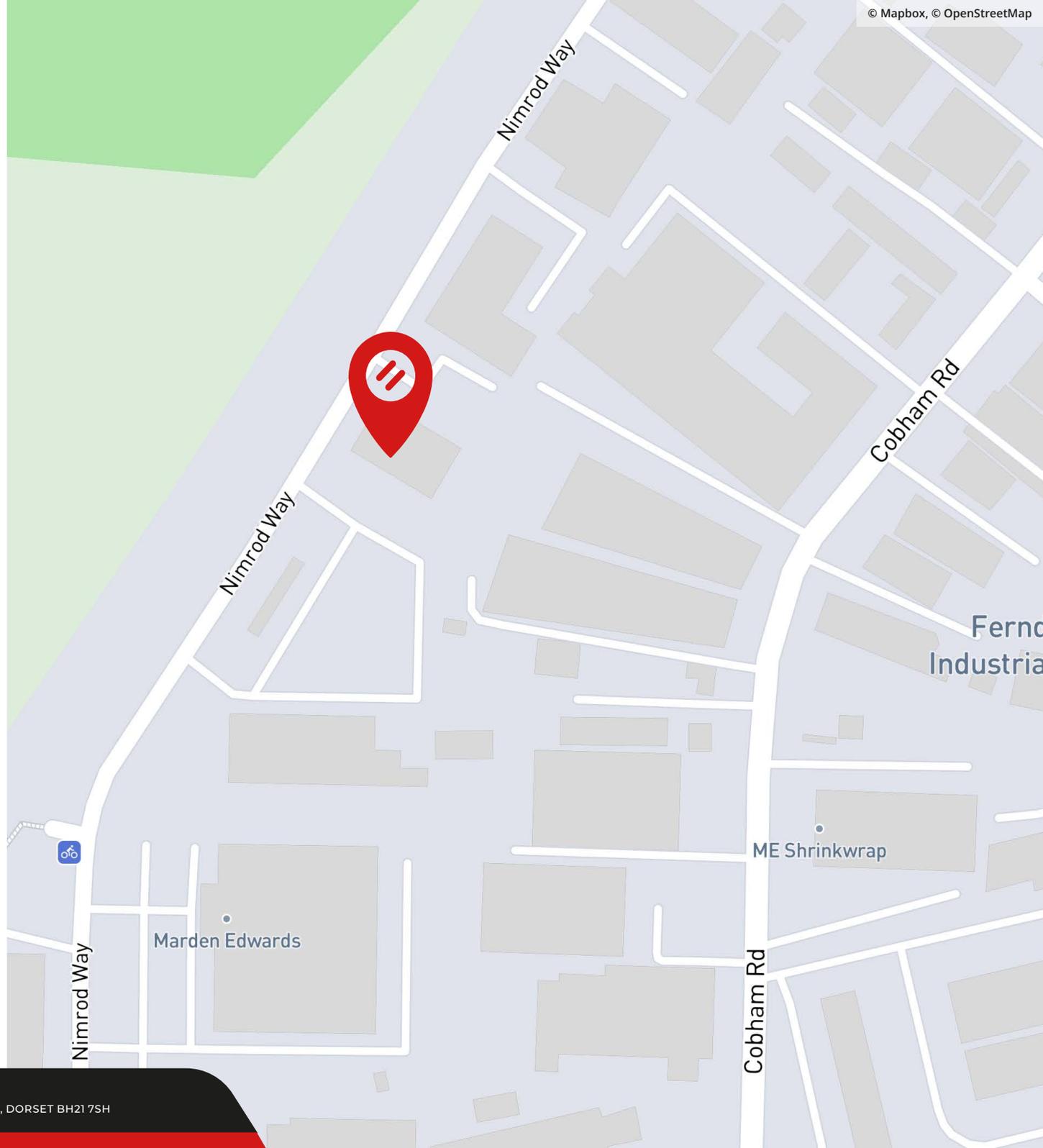
- Semi-detached
- Steel portal frame
- Pitched insulated steel clad roof incorporating daylight panels
- Brick/blockwork/steel cladding construction
- Concrete floor
- Electric roller shutter door 4m wide x 4.5m high
- Double glazed windows at ground and first floor
- Double glazed separate personnel door with side screen
- Internal eaves height approximately 6.6m
- Ridge height approximately 8.4m

### Factory/Warehouse

- LED lights
- 3 phase electricity and gas
- Male and female WCs

### First Floor Offices

- Carpeted
- Central heating
- Male and female WCs
- Tea point
- Suspended ceiling incorporating recessed/strip lighting





### External

- Concrete loading apron
- 6 car-parking spaces in front of the premises
- 8 allocated spaces in the central car-parking area opposite

## Accommodation

	sq m	sq ft
Ground floor	410	4,410
First floor offices	90	970

<b>Total gross internal area approx.</b>	<b>500</b>	<b>5,380</b>
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The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

## Lease

The premises are available to let by way of a new full repairing and insuring lease at a rental of **£53,800 per annum exclusive** of business rates, VAT, service charge, insurance premium and incorporating upward only open market rent reviews every 3 years.

## EPC Rating

C - 56

## Rateable Value

£62,000 (from 1.4.26)

## Service Charge

Estate premises are often subject to a service charge in respect of the upkeep, management and maintenance of the common parts within the estate. Interested parties are advised to make further enquiries.

## Legal Costs

Each party 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](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/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/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.

[goadsby.com](https://www.goadsby.com)