



NIMROD WAY

FOR SALE/TO LET

SUBSTANTIAL HQ INDUSTRIAL/  
WAREHOUSE/OFFICE PREMISES

14,368 // 47,748 // 62,116 SQ FT  
PLUS MEZZANINES

3.27 ACRE TOTAL SITE AREA

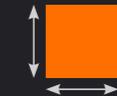
2/2A NIMROD WAY, FERNDOWN INDUSTRIAL ESTATE  
WIMBORNE, DORSET, BH21 7SH



## SUMMARY



**6.2m**  
internal eaves



**3.27 acre**  
total site area



**three**  
loading doors



**C - 71**  
epc rating



**500 kva**  
3 phase supply



**16 x EV**  
charging points



**173**  
parking spaces



**fenced**  
and gated

**PRICE (2 & 2A):**  
£9m PLUS VAT

**RENTS:**  
£129,168 // £425,000 // £525,000  
PER ANNUM EXCLUSIVE



## SPECIFICATION

- Detached/semi detached
- Constructed in 1997
- Extended in 2019

### Factory/Warehouse

- Brick/blockwork/micro rib/profiled steel cladding construction
- Steel portal frame
- Pitched steel clad insulated roof incorporating daylight panels
- Internal eaves height 6.2m
- Ridge height 8.9m
- Electric sectional up and over loading door (side): 5.8m wide x 4.9m high
- Electric sectional up and over loading door (rear): 4m wide x 4m high
- Power floated concrete floor
- LED lights
- 8 Winterwarm warm air heaters
- Gas
- Timber decked steel frame mezzanine
- Enclosed timber decked mezzanine with stores below
- WCs and showers
- 3 phase electricity: [225kva for Unit 2] [276kva for Unit 2a]

### Ground Floor Offices

- Carpeted offices with a suspended ceiling incorporating recessed LED lighting
- Canteen
- Kitchen
- Feature reception
- WCs (including disabled)
- Air conditioning
- Passenger lift
- Air conditioned server and data centre

### First Floor Offices

- Carpeted offices with a suspended ceiling incorporating recessed LED lighting
- Kitchenette
- Male and female WCs
- Air conditioning

### External

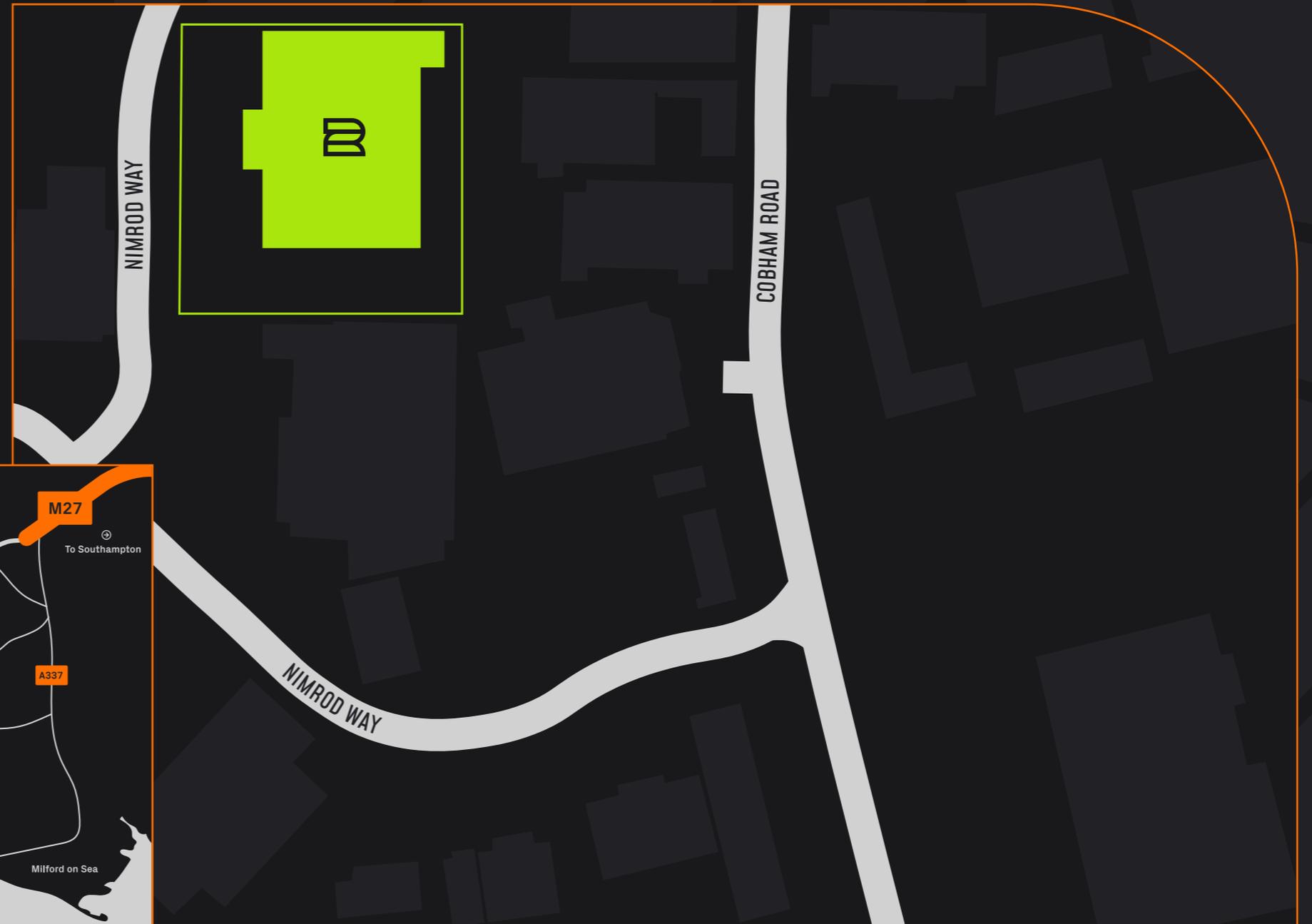
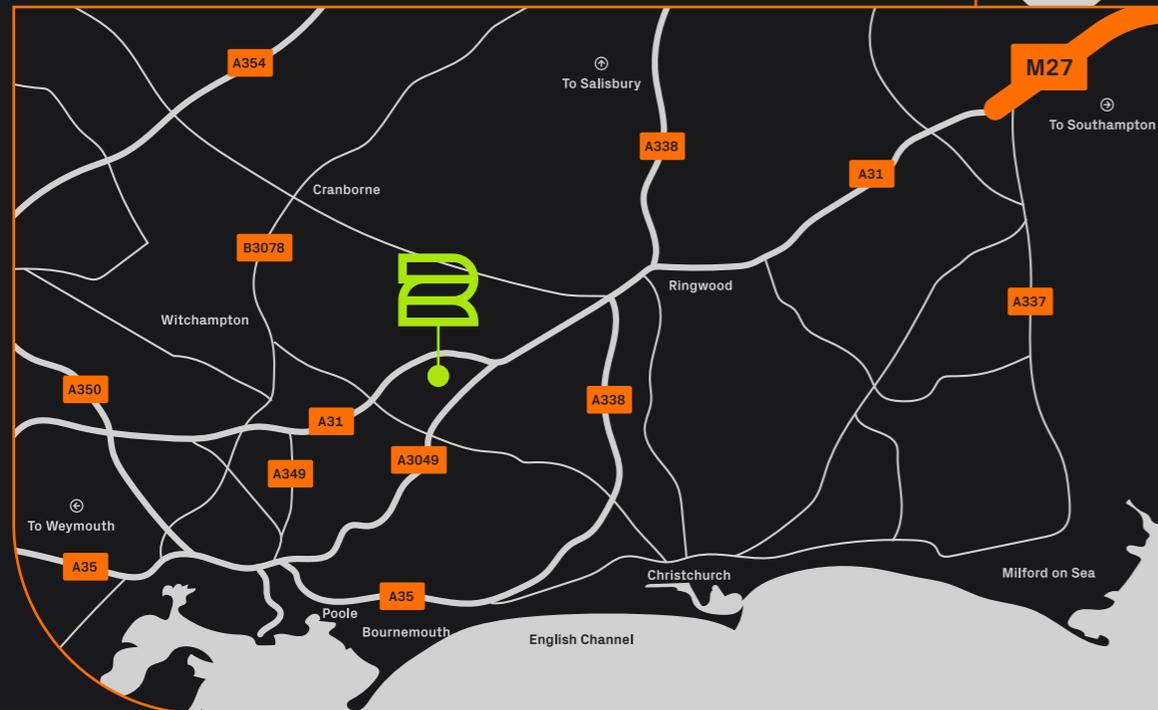
- Fenced and gated site
- 2 entrances from Nimrod Way
- Substantial concrete loading apron and lorry/trailer parking area
- Large tarmac car-park
- 173 marked car-parking spaces (unit 2/2a)
- 16 EV charging points
- Illuminated car park





## LOCATION

- Nimrod Way is accessed from Cobham Road
- Cobham Road has direct access onto the A31 dual carriageway
- The A31 connects with the M27/M3 motorway networks to the north-east and to the A35 to the west





NIMROD WAY

## ACCOMMODATION

	sq m	sq ft
<b>UNIT 2A</b>		
Factory/warehouse	1,011	10,883
Ground floor offices	157	1,685
First floor offices	167	1,800
<b>Total gross internal area approx.</b>	<b>1,335</b>	<b>14,368</b>
<b>UNIT 2</b>		
Factory/warehouse	3,171	34,131
Ground floor offices	595	6,403
First floor offices	670	7,214
<b>Total gross internal area approx.</b>	<b>4,436</b>	<b>47,748</b>
<b>UNIT 2/2A</b>		
Factory/warehouse	4,182	45,014
Ground floor offices	752	8,088
First floor offices	837	9,014
<b>Total gross internal area approx.</b>	<b>5,771</b>	<b>62,116</b>

Plus mezzanines

The above has been measured in accordance with the 6th Edition of the RICS Code of Measuring Practice.



## SITE AREA

Approximately 3.268 acres.

## TENURE

The property is available either:

**Freehold:** The whole, with vacant possession.

Or

**Leasehold:** By way of a new full repairing and insuring lease incorporating upward only open market rent reviews every 5 years.

## PRICE

Unit 2/2a      £9m plus VAT

## RENT

Unit 2a      £129,168 per annum  
Unit 2      £425,000 per annum  
Unit 2/2a      £525,000 per annum

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





## 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.

## RATEABLE VALUE

Unit 2/2a      £357,000 (from 1.4.26)

## EPC RATING

Unit 2/2A: C - 71

## BID

There is a BID fee payable at the rate of 1.25% of the business rates paid and which is currently £2,132.81 per annum.

## 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 tenant/purchaser once a letting/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 tenant/purchaser once terms have been agreed.





NIMROD WAY

## VIEWINGS

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



CHRIS WILSON  
chris.wilson@goadsby.com  
01202 550112 // 07968 299407

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.