TO LET

MID TERRACE INDUSTRIAL/ WAREHOUSE PREMISES

177 SQ M // 1,906 SQ FT

PLUS FIRST FLOOR MEZZANINE: 58 SQ M // 627 SQ FT

BUSINESS SPACE

goadsby

UNIT 4, 28 BLACK MOOR ROAD

VERWOOD, DORSET, BH31 6BB

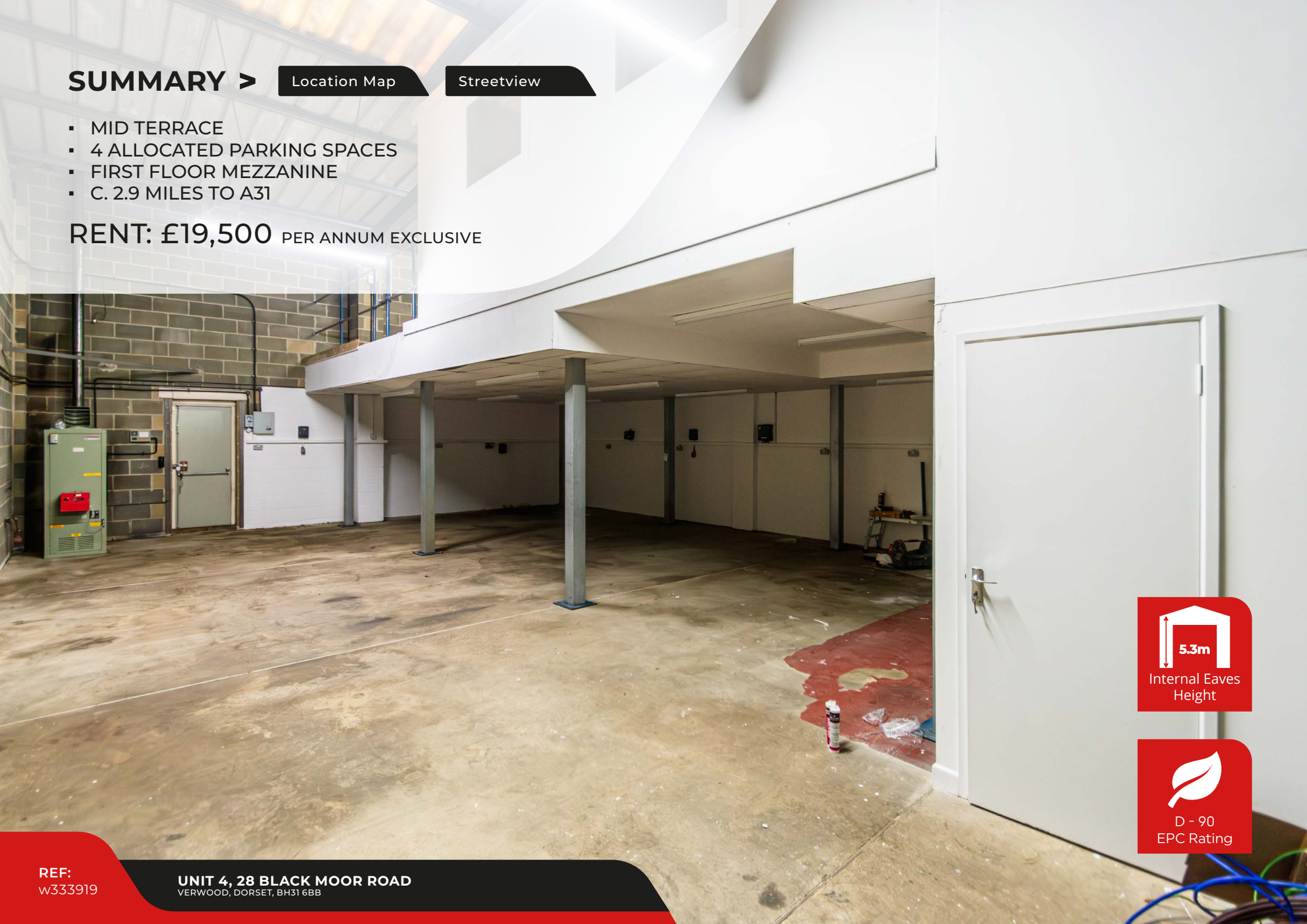
SUMMARY >

Location Map

Streetview

- MID TERRACE
- 4 ALLOCATED PARKING SPACES
- FIRST FLOOR MEZZANINE
- C. 2.9 MILES TO A31

RENT: £19,500 PER ANNUM EXCLUSIVE



5.3m
Internal Eaves Height

D - 90
EPC Rating

REF:
w333919

UNIT 4, 28 BLACK MOOR ROAD
VERWOOD, DORSET, BH31 6BB

Location

/// what3words

- 28 Black Moor Road has frontage to the main estate road servicing Ebblake Industrial Estate
- The A31 dual carriageway is c. 2.9 miles to the south
- The A31 links eastwards with the M27 and M3 and ultimately the M25

Description

- Mid terrace
- Brick work outer / Block work inner wall construction
- Pitched roof incorporating translucent daylight panels
- Steel portal frame
- Concrete ground ground floor
- Internal eaves height c. 5.3 m
- Sectional up and over loading door measuring c. 3.3 m wide x 4 m high
- Timber deck mezzanine with suspended ceiling
- First floor office
- LED lighting
- Personnel door
- 3 phase electricity
- Water

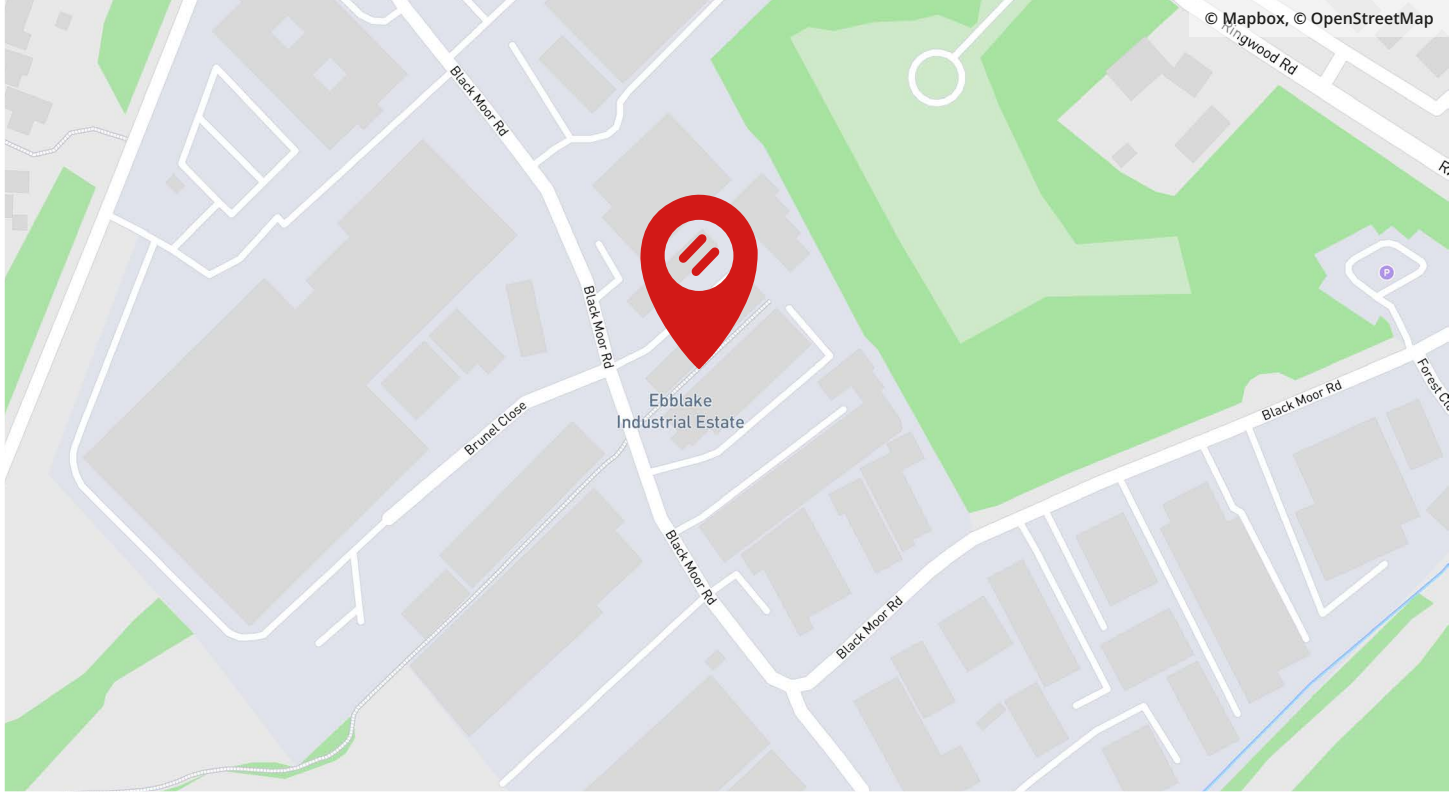
Accommodation

	sq m	sq ft
Ground floor workshop	149	1,605
First floor office	28	301
First floor mezzanine	58	627
Total	**235**	**2,532**

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

Parking

Externally the premises have an allocation of 4 car parking spaces.



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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.

Rent

£19,500 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Rateable Value

£17,250 (from 01/04/2023) // £22,000 (from 1.4.26)

Legal Costs

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

Service Charge

A service charge may be payable, interested parties are advised to make further enquiries.

VAT

The client has confirmed the premises is not elected for VAT purposes.

Viewing

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

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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**.

IDENTIFICATION
Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or 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 or 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.

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