



TO LET

INDUSTRIAL PREMISES PLUS YARD

2,850 SQ FT INDUSTRIAL/OFFICE UNIT  
TOTAL SITE AREA OF 0.34 ACRES

91 WOOLSBRIDGE INDUSTRIAL ESTATE

91 OLD BARN FARM ROAD  
WOOLSBRIDGE INDUSTRIAL ESTATE  
WIMBORNE, DORSET BH21 6SP

## SUMMARY

- ▶ 2,850 SQ FT INDUSTRIAL UNIT INCORPORATING TWO STOREY OFFICE ACCOMMODATION
- ▶ TOTAL SITE AREA 0.34 ACRES
- ▶ APPROXIMATELY 3 MILES FROM THE A31

RENT: **£55,000** PER ANNUM  
EXCLUSIVE OF VAT AND ALL OUTGOINGS

91

OLD BARN FARM ROAD

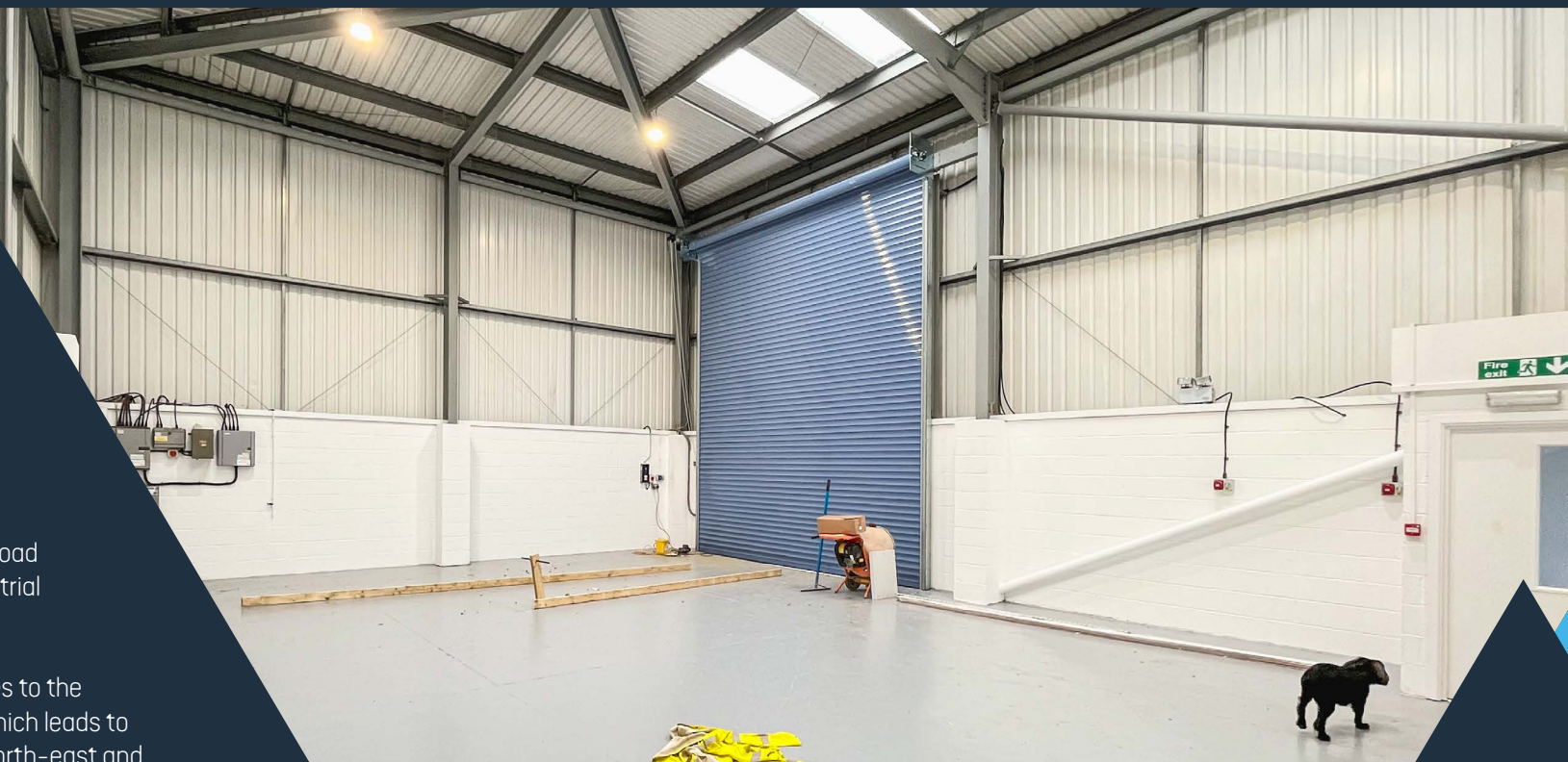




## LOCATION

The premises are located at the end of Old Barn Farm Road which is the main estate road serving the established Woolsbridge Industrial Estate.

The estate is located approximately 3 miles to the north of the main A31 dual carriageway which leads to the M27/M3 motorway networks to the north-east and the A35 to the west.



## DESCRIPTION

These detached premises are of brick outer, blockwork inner wall construction with steel cladding to the upper elevations under a pitched steel roof incorporating translucent daylight panels supported upon a steel portal frame.

The ground floor is concrete, the internal eaves height is approximately 6.3m and loading is by way of a sectional up and over door measuring approximately 4.8m wide x 5.48m high.

A separate personnel door accesses carpeted, central heated office accommodation which is arranged over ground and first floor. There are male and female cloakroom facilities and a kitchenette on the ground floor and a kitchenette on the first floor. There is an additional personnel door and cloakroom facilities in the workshop area.

3 phase electricity and gas are available.

Externally, there is a yard/parking area which has a part concrete and part rough surface which is accessed through lockable gates.

## RATEABLE VALUE

£40,750 (from 25.7.23)

## EPC RATING

C - 56

## ACCOMMODATION

Ground floor	189 sq m	2,032 sq ft
First floor office	77 sq m	824 sq ft
<b>Total gross internal area approx.</b>	<b>266 sq m</b>	<b>2,856 sq ft</b>

**Total site area 0.34 acres**

## LEASE

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term, incorporating upward only open market rent reviews.

## RENT

**£55,000 per annum**

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





# SERVICE CHARGE

A service charge is payable in respect of the maintenance and repair of the common parts within the estate. Interested parties are advised to make further enquiries.

# 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.

# 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.

# VIEWINGS

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



[james.edwards@goadsby.com](mailto:james.edwards@goadsby.com)

07801 734797

[chris.wilson@goadsby.com](mailto:chris.wilson@goadsby.com)

07968 299407

**NETTLESHIP  
SAWYER**

**01202 556491**  
NETTLESHIPSAWYER.CO.UK

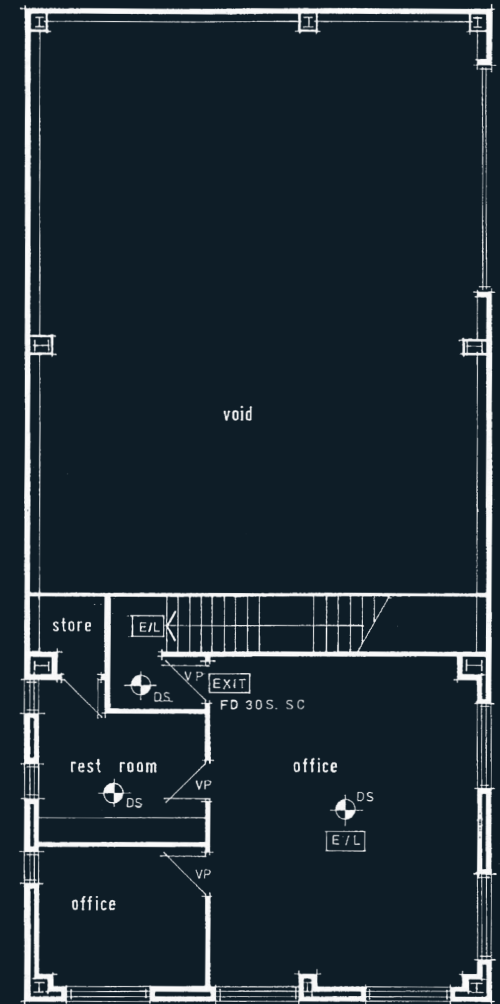
[stevet@nettsawyer.co.uk](mailto:stevet@nettsawyer.co.uk)

01202 550246

GROUND  
FLOOR



FIRST  
FLOOR



## FLOORPLANS

NOT TO SCALE  
ILLUSTRATION ONLY