

To Let

## First Floor Office Suite



116 sq m // 1,249 sq ft

Flexible lease terms & occupation available within 48 hours (subject to terms)

6 Whittle Road, Ferndown Industrial Estate, Wimborne, Dorset, **BH21 7RU**



## Summary



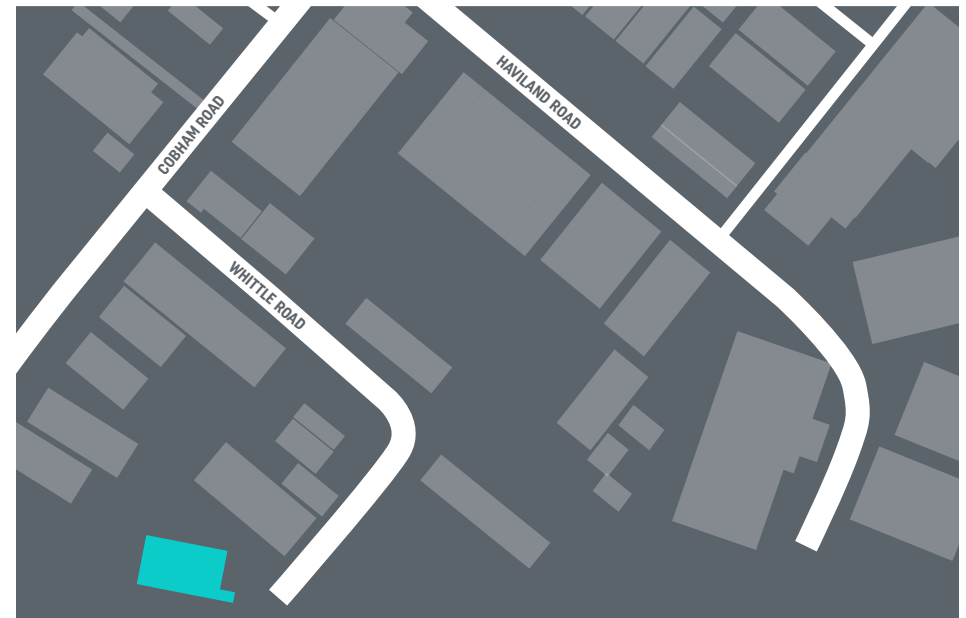
SUITE F6

- Situated on one of **Dorset's Premier Estates**
- 1,249 sq ft
- Plus storage available from 124 sq ft
- Available by way of new leases for negotiable terms
- Allocated parking spaces
- Air conditioning

## Location

Ferndown Industrial is one of Dorset's premier industrial estates with access to the A31. The estate is located approximately 10 miles north of Bournemouth, 6 miles north-west of Bournemouth Airport and 7 miles south-west of Ringwood.

With direct access onto the A31 dual carriageway, the estate benefits from excellent communications with the principal population centres of Bournemouth, Poole, Wimborne and Ringwood. The A31 connects with the M27 which provides links to London and beyond.



# Accommodation

## Suite F6

- Size 1,249 sq ft
- Rent £14,950 per annum exclusive
- Rateable value £10,250 (from 1.4.26)
- Parking 5 allocated parking spaces
- EPC A - 23

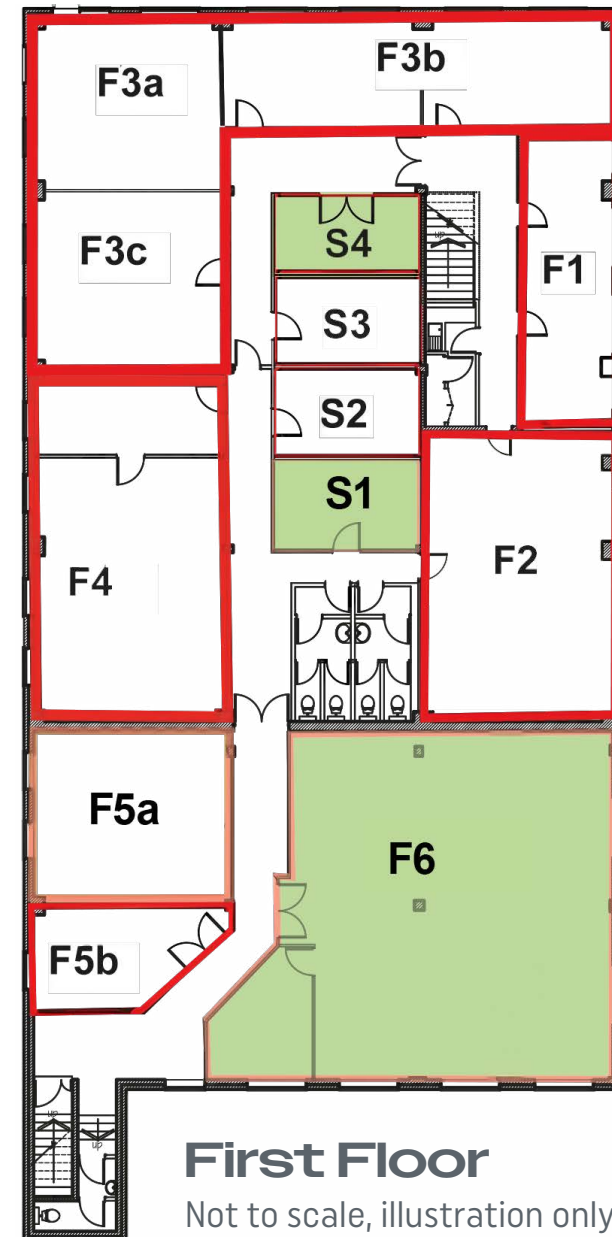
## Store S1

- Size 124 sq ft
- Rent £1,600 per annum
- Rateable value TBC
- EPC D - 100

## Store S4

- Size 161 sq ft
- Rent £2,000 per annum
- Rateable value TBC
- EPC D - 100

The above rental are inclusive of service charge, communal wi-fi and exclusive of business rates, electricity, VAT and cleaning of own suite.



## Situation

The building is situated at the end of Whittle Road. Whittle Road is accessed from Cobham Road which is the main spine road serving Ferndown Industrial Estate.

## Description

6 Whittle Road is a multi-let two storey building of brick construction and access to the first floor suites is via a communal entrance on the ground floor.

## Specification

- Carpets
- Lighting
- Suspended ceiling
- Communal tea point
- Communal cloakroom facilities
- Air conditioning

## Lease

The suite is available by way of a new lease for a negotiable term, incorporating upward only open market rent reviews.

## 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.

## Viewing

Strictly by prior appointment through the agents, 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](#).

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.