



**SUITE 10 COBHAM HOUSE, 27 COBHAM ROAD,
WIMBORNE, BH21 7PE**

OFFICE TO LET

665 SQ FT (61.78 SQ M)



Summary

MODERN OFFICE SUITE TO LET

Available Size	665 sq ft
Rent	£9,950 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Rateable Value	£7,300 from 1.4.26
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (26)

- Refurbished modern office suite
- Carpets, LED lighting and air conditioning
- Occupation available within 48 hours
- Allocated car parking
- Flexible lease terms
- Direct estate access to A31



Location



Suite 10 Cobham House 27
Cobham Road, Ferndown
Industrial Estate, Wimborne,
BH21 7PE

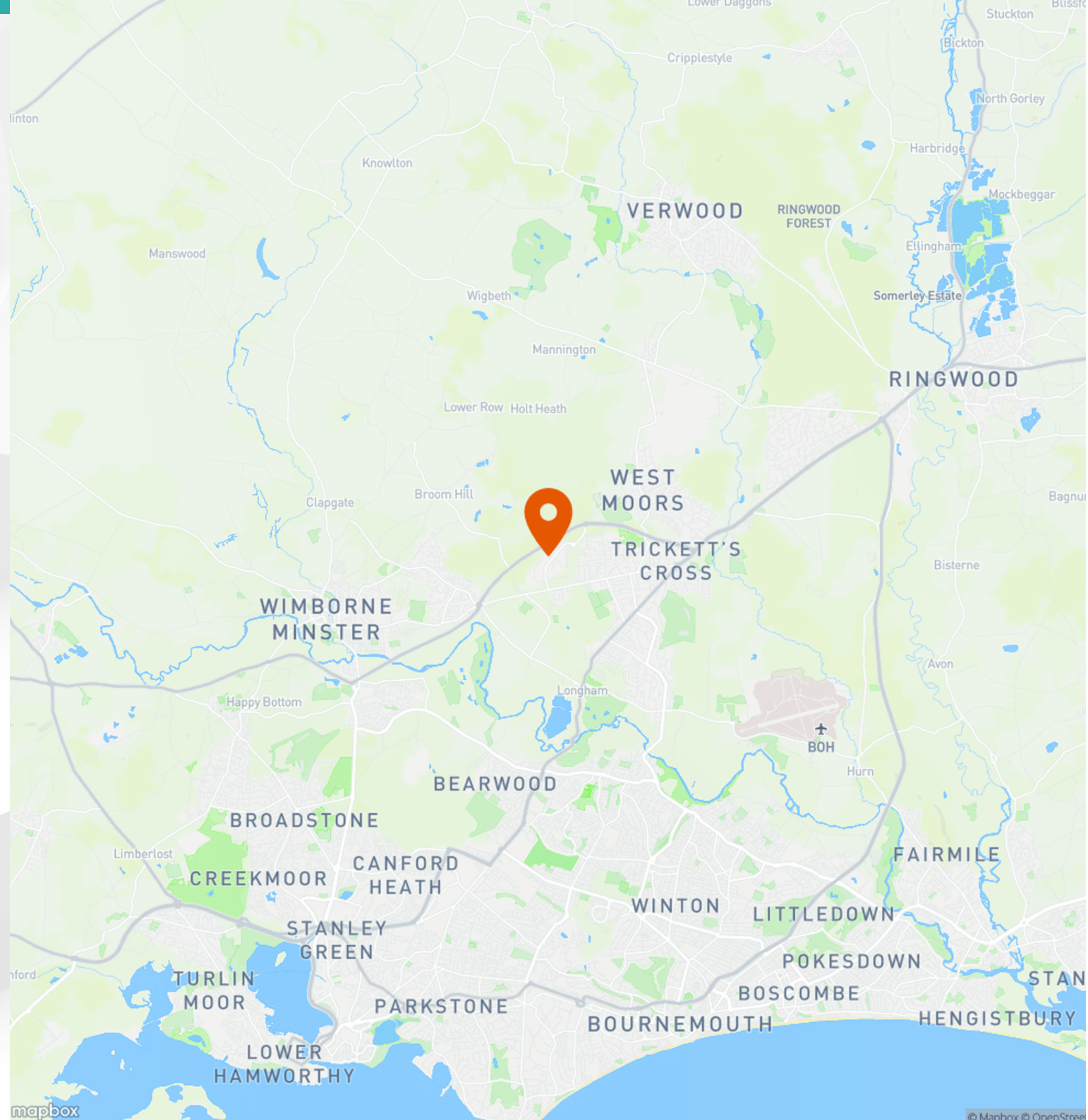
Cobham House occupies a prominent position fronting Cobham Road, the main spine road through Ferndown Industrial Estate which is one of Dorset's premier estates with direct access onto the A31.

This estate is located approximately 10 miles north of Bournemouth, 6 miles 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 to the principal populated centres of Bournemouth, Poole, Wimborne and Ringwood.

The A31 connects with the M27 which provides links to London and beyond.

Occupiers on the estate include Greggs, Subway and Anytime Fitness.



Further Details

Description

Cobham House is a detached, 3-storey office building with newly clad elevations and UPVC double glazed windows. The suite is located on the second floors with stair access. The suite benefits from its own W.C facilities, kitchenette and the following specification:

- Suspended ceilings
- LED lighting
- Air conditioning
- Carpets
- Kitchenette facilities
- Perimeter trunking
- Sub meters for electricity

Externally, there is allocated car parking.

Accommodation

The accommodation comprises of the following office suites. Rents are quoted per annum exclusive of VAT, business rates, service charge, utilities and any other outgoings.

Name	sq ft	Rent	Service charge	BER
2nd - Suite 10	665	£9,950 /annum	£1,280 /annum	-

Viewings

Strictly prior appointment through the agents, Vail Williams, through whom all negotiations must be conducted.

Terms

The suite is available by way of new effective FRI leases for a negotiable term, incorporating upward only, open market rent reviews. Occupation can be granted within 48 hours (subject to terms).

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.

Legal Costs

Each party to bear their own legal costs.

Parking

Suite 10 - 3 Parking Spaces

Rateable Value

Suite 10 - £7,300 (from 1.4.26)





Enquiries & Viewings



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**Vail
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