

cobham

house

27 Cobham Road, Ferndown  
Industrial Estate, Wimborne  
Dorset, **BH21 7PE**

**TO LET**

Modern office suites with car-parking  
**497 - 1,430 sq ft**

**RENT INCENTIVES ON OFFER**  
(SUBJECT TO TERMS)



## Summary

- Modern open plan office suites
- 497-1,430 sq ft
- Occupation available within 48 hours
- Dedicated cloakroom and kitchenette facilities in each suite
- Allocated parking
- Air conditioning
- Direct estate access to the A31



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## Location

Ferndown Industrial Estate is one 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.

## Description

Cobham House is a multi-let, three storey purpose built office block with newly clad elevations and upvc double glazed windows.

Specification:

- Suspended ceilings with integral lighting
- Carpets
- Air conditioning (suites 8 & 10)
- Cloakroom and kitchenette facilities in each suite
- Sub-meters for electricity



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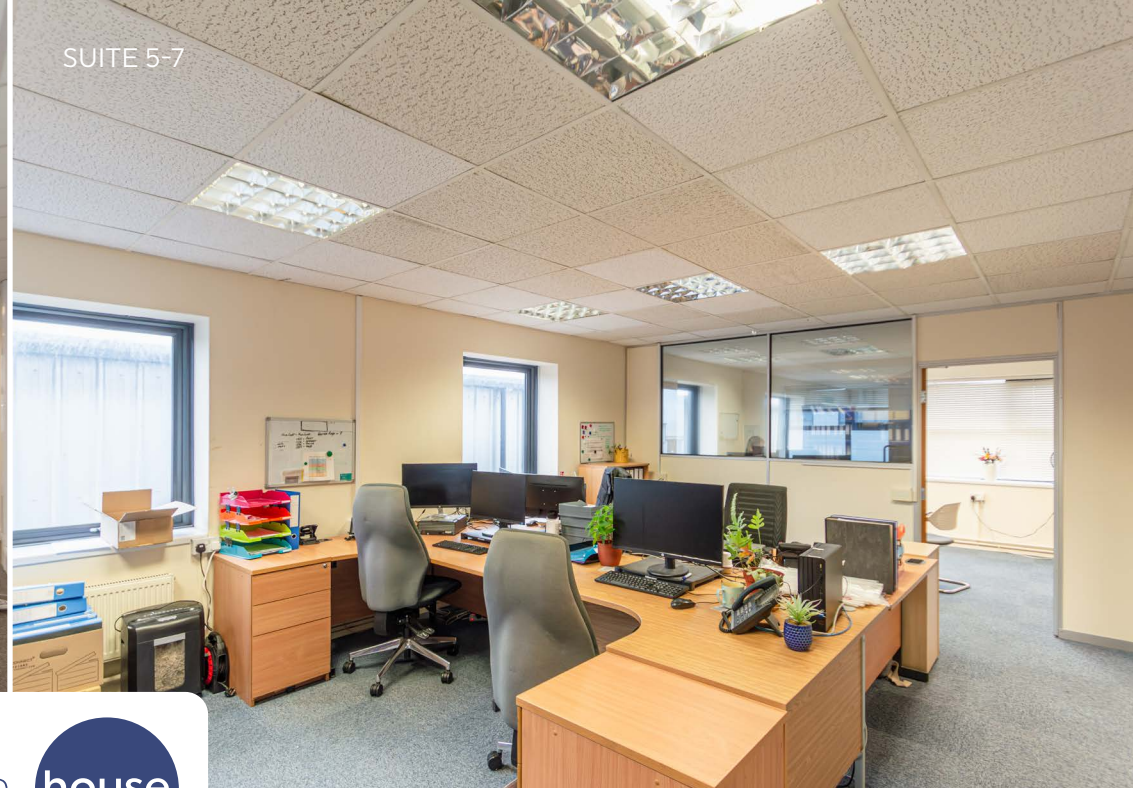
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SUITE 10



SUITE 5-7



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SUITE 8



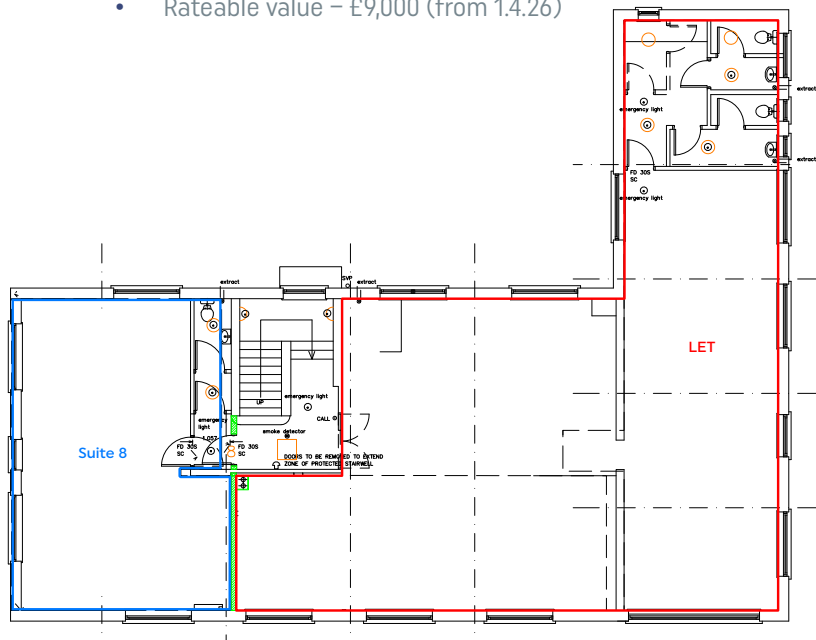
SUITE 5-7



# current availability

## Suite 8, First Floor - 497 sq ft

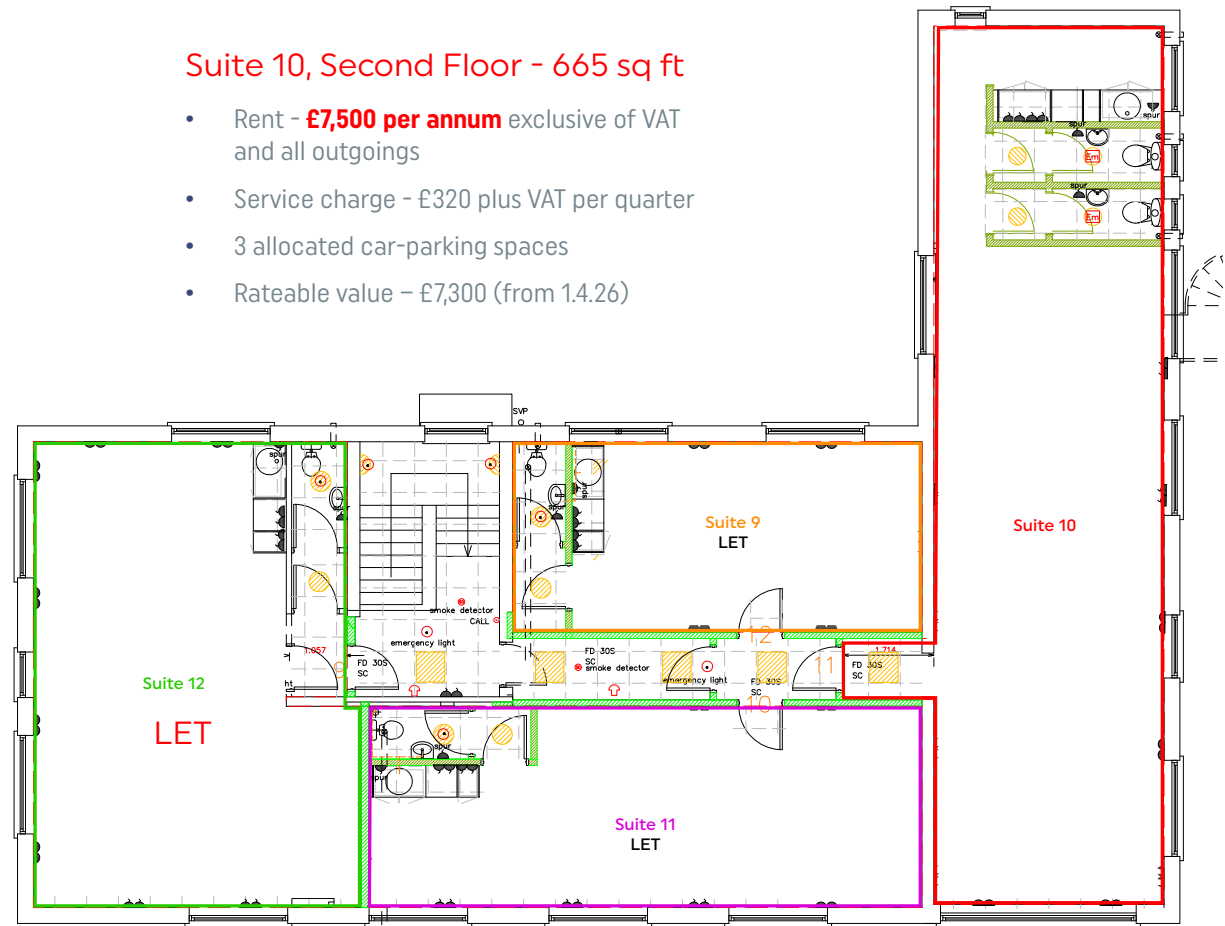
- Rent - **£5,000 per annum** exclusive of VAT and all outgoings
- Service charge - £240 plus VAT per quarter
- 2 allocated car-parking spaces
- Rateable value – £9,000 (from 1.4.26)



First Floor

## Suite 10, Second Floor - 665 sq ft

- Rent - **£7,500 per annum** exclusive of VAT and all outgoings
- Service charge - £320 plus VAT per quarter
- 3 allocated car-parking spaces
- Rateable value – £7,300 (from 1.4.26)

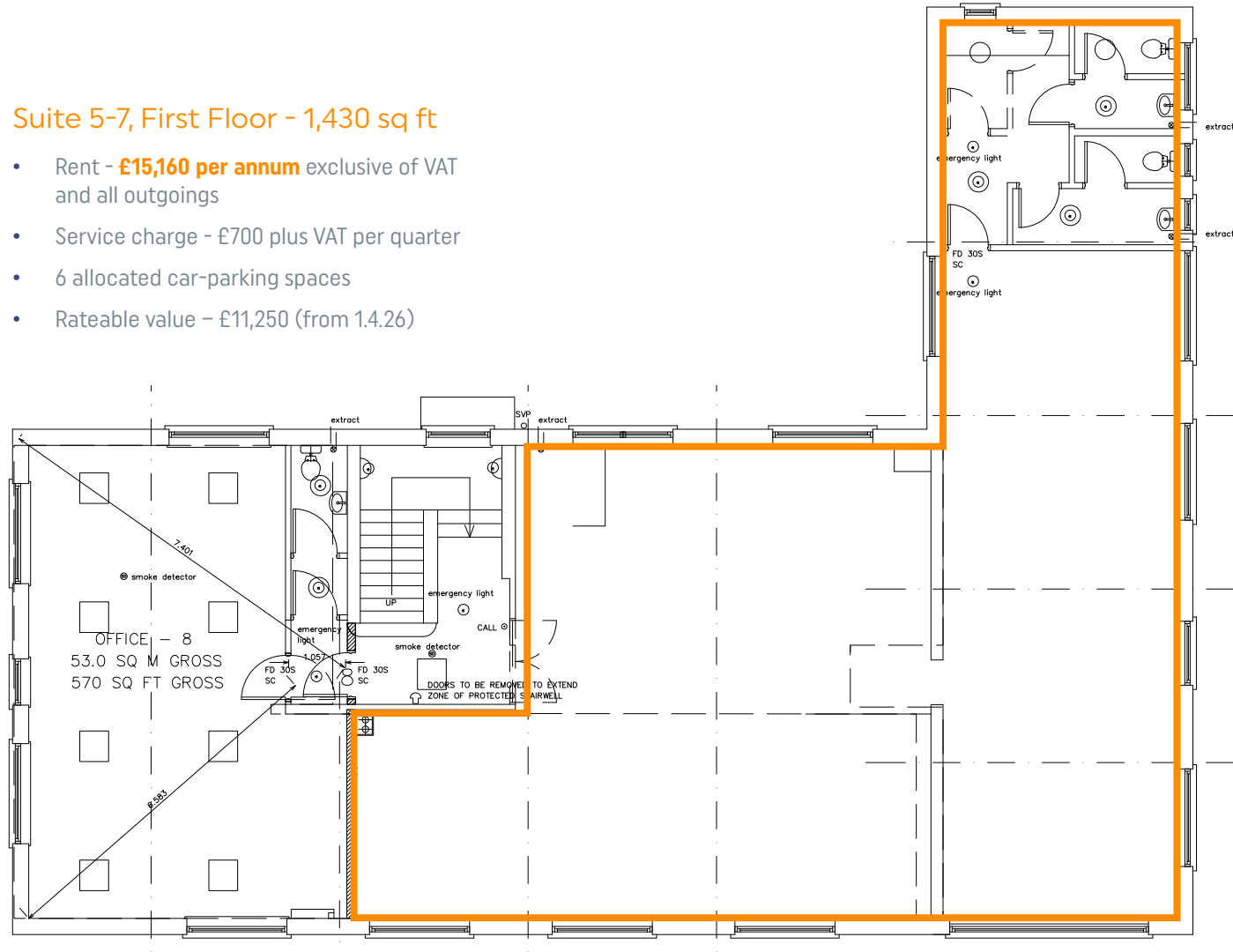


Second Floor  
For illustrative purposes only

# current availability

## Suite 5-7, First Floor - 1,430 sq ft

- Rent - **£15,160 per annum** exclusive of VAT and all outgoings
- Service charge - £700 plus VAT per quarter
- 6 allocated car-parking spaces
- Rateable value - £11,250 (from 1.4.26)



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First Floor  
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## Leases

The suites are available to let by way of new full repairing and insuring leases for negotiable terms, incorporating upward only open market rent reviews.

Occupation can be granted within 48 hours (subject to terms).

## EPCs

New EPCs have been commissioned.

## Legal Costs

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

## 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.

## 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 prior appointment through the agents, Goadsby, through whom all negotiations must be conducted.



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**joseph.holderness@goadsby.com**

07879 435387

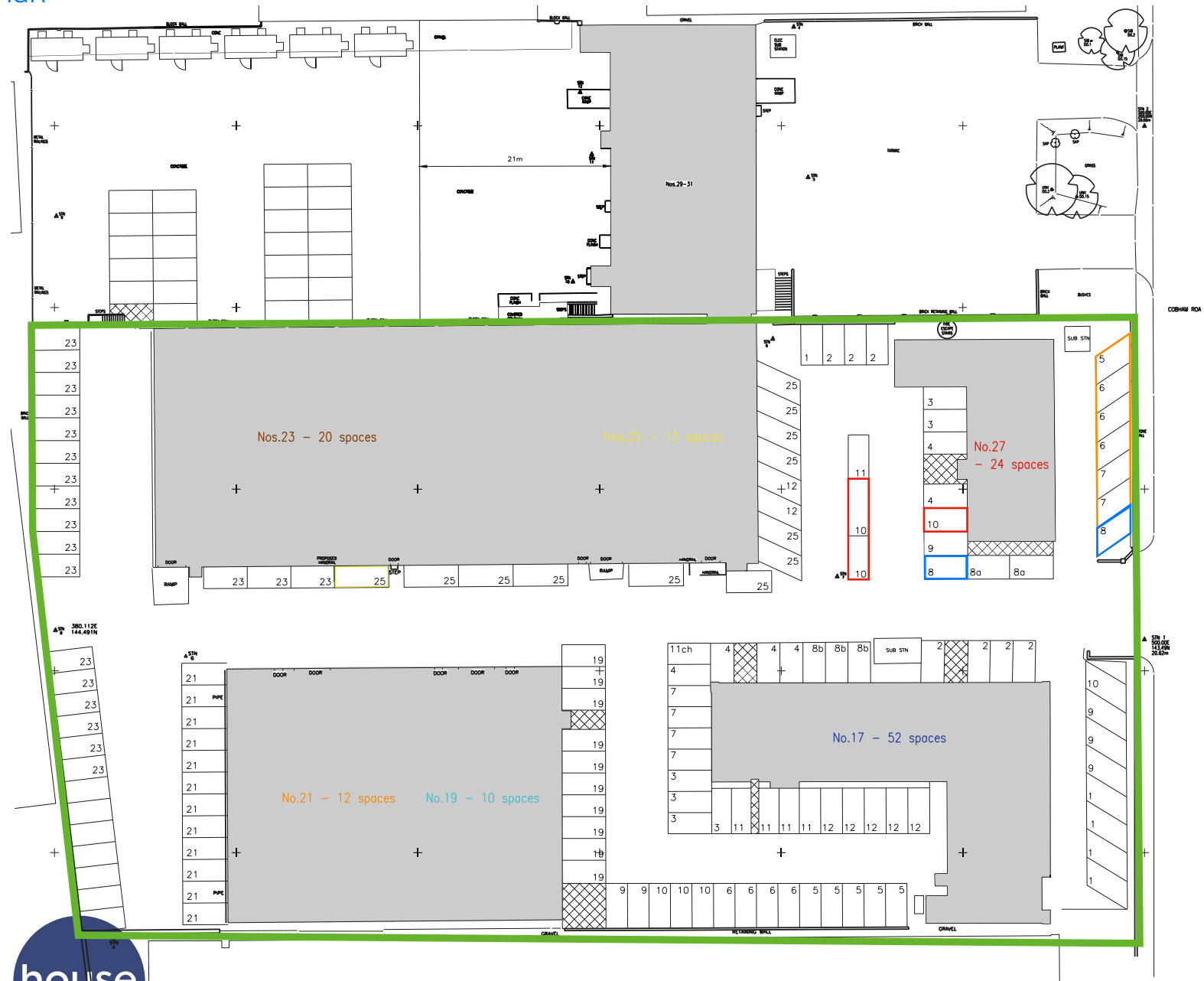
These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties 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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# Car Parking Plan



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