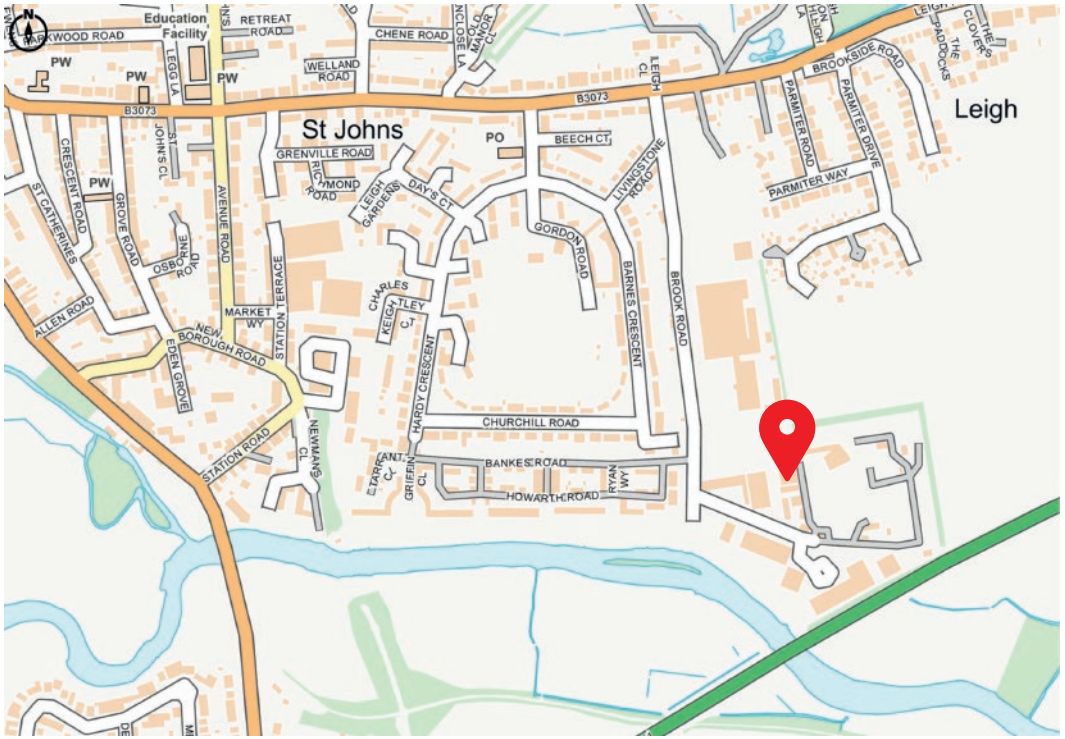
TO LET/FOR SALE

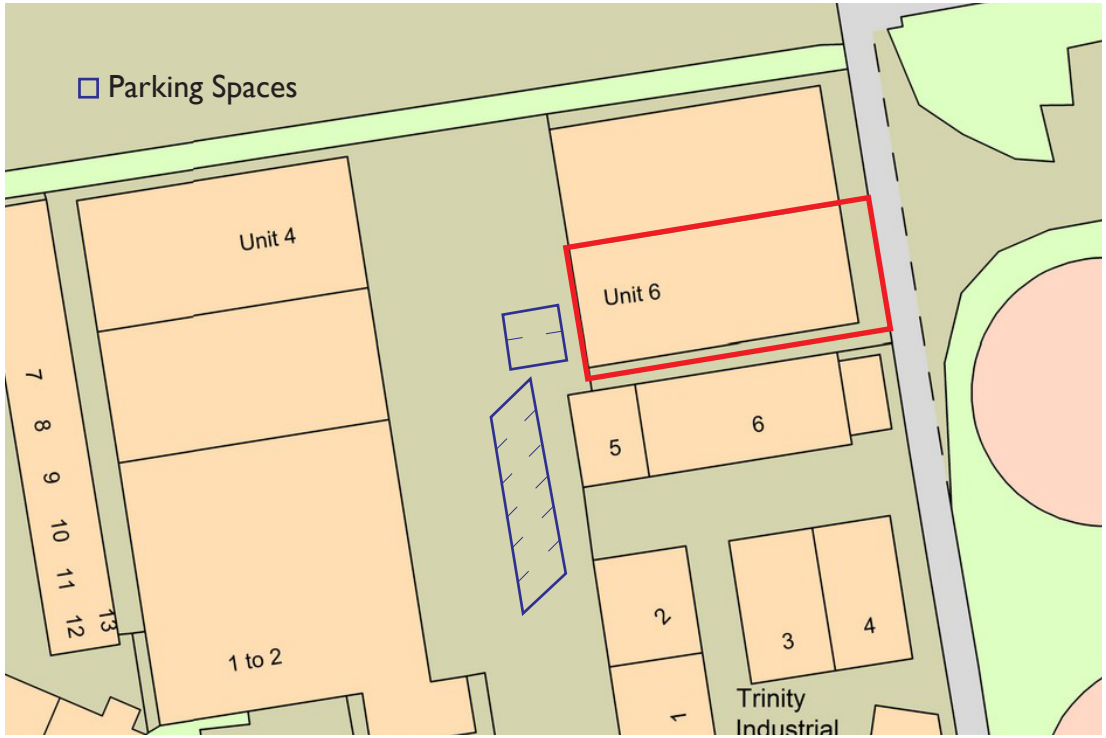
INDUSTRIAL/ WAREHOUSE PREMISES

Unit 6, 9 Brook Road Industrial Estate, Wimborne, BH21 2BH

sibbett gregory

- 467.2 sq m (5,029 sq ft)
- Located on Brook Road Industrial Estate, close to central Wimborne.
- 8 demised car parking spaces
- Available on a new FRI Lease or for sale on a freehold basis





LOCATION

The subject property is located on Brook Road Industrial Estate in Wimborne, less than a mile to the east of Wimborne town centre.

The estate is accessed from Leigh Road which connects directly to the A31, providing convenient links to the wider road network including the A338 which serves Bournemouth, and the M27 motorway.

DESCRIPTION

The property comprises an industrial warehouse building of steel portal frame construction with brick elevations and coated steel cladding under a (recently installed) pitched insulated steel roof, incorporating daylight panels.

Internally, the ground floor is provided in a largely open plan format, with a small office located towards the front of the building. The unit includes a mezzanine floor comprising open storage, offices, kitchen and WC facilities

The property benefits from the following specification:

- 4.7m eves height.
- 8 demised parking spaces plus loading apron.
- Manual loading door approx. 3.64m x 4.06m.
- 3 Phase power supply.
- LED strip lighting.
- Suspended ceiling under mezzanine and within office areas.
- Loading lift to mezzanine.
- A/C system within offices (not tested).
- Kitchen and WC facilities.

ACCOMMODATION

We have measured the property with the following gross internal areas:

	Sq M	Sq Ft
Ground Floor	255.52	2,750
Mezzanine	211.68	2,279
TOTAL GIA	**467.2**	**5,029**

TENURE
The premises are available either to let by way of a new Full Repairing and Insuring Lease for a term to be agreed, or, by way of a freehold disposal with vacant possession.

RENT
£29,500 per annum.

Rent is exclusive of Business Rates, Insurance and Service Charge.

FREEHOLD PRICE
£420,000 exclusive.

ENERGY PERFORMANCE CERTIFICATE
The property has a rating of C-73

BUSINESS RATES
The property has a current Rateable Value of £48,000 from April 2026.

VAT
We understand that VAT is not applicable.

VIEWING
Viewing by appointment with the sole agents Sibbett Gregory, 01202 661177.

Alastair Knott
Email: alastair@sibbettgregory.com

Jayne Sharman
Email: jayne@sibbettgregory.com

sibbett gregory
6 Winchester Place
North Street Poole
BH15 1NX
01202 661177
www.sibbettgregory.com

FINANCE ACT 1989
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

IMPORTANT NOTE
At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

IDENTIFICATION
Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

TO
LET
01202 661177
R.K.H.