

# TO LET - UNIT 11

INDUSTRIAL/WAREHOUSE PREMISES

949 SQ FT (88 SQ M)

BUSINESS PARK  
**WESTCROFT** 

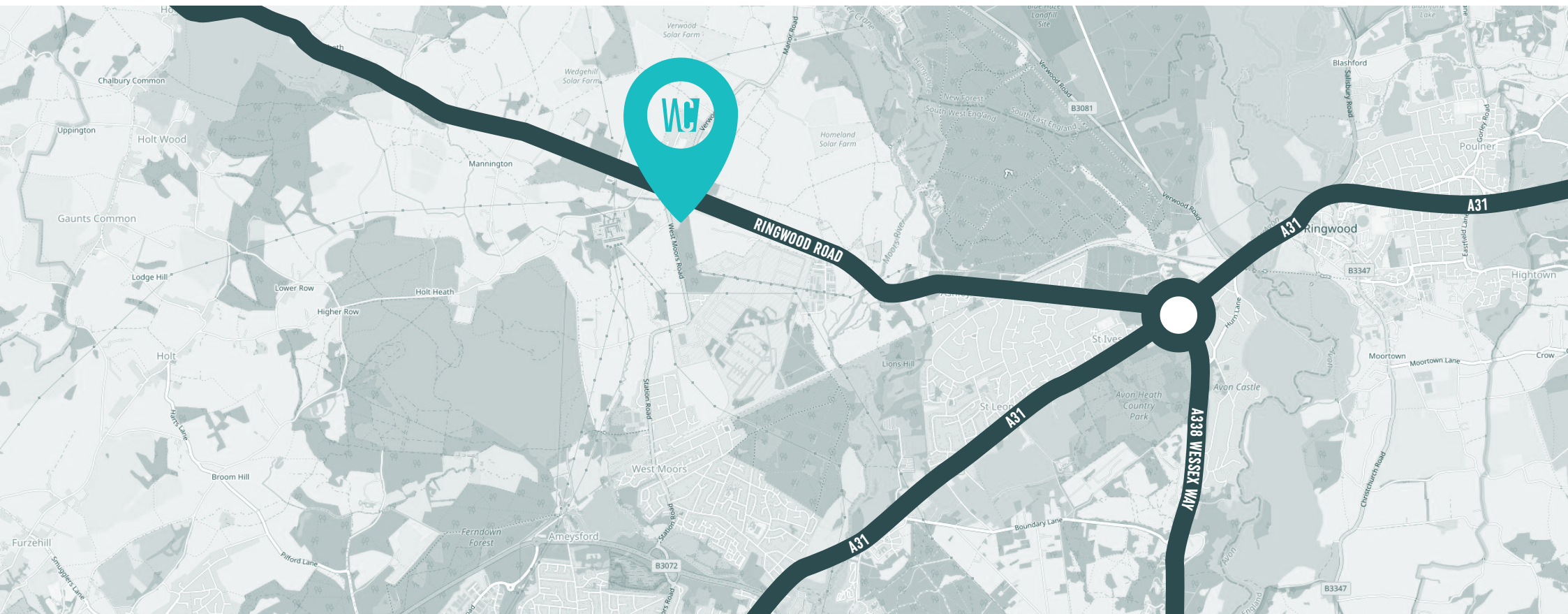
OAKDENE DRIVE, THREE LEGGED CROSS, WIMBORNE, BH21 6FQ





## LOCATION

Westcroft Business Park is located approximately 3 miles north-west of the A31 and is accessed from and has frontage to Ringwood Road. The A31 provides dual carriageway connections to the M27 and M3 to the north-east and to the A35 to the west.

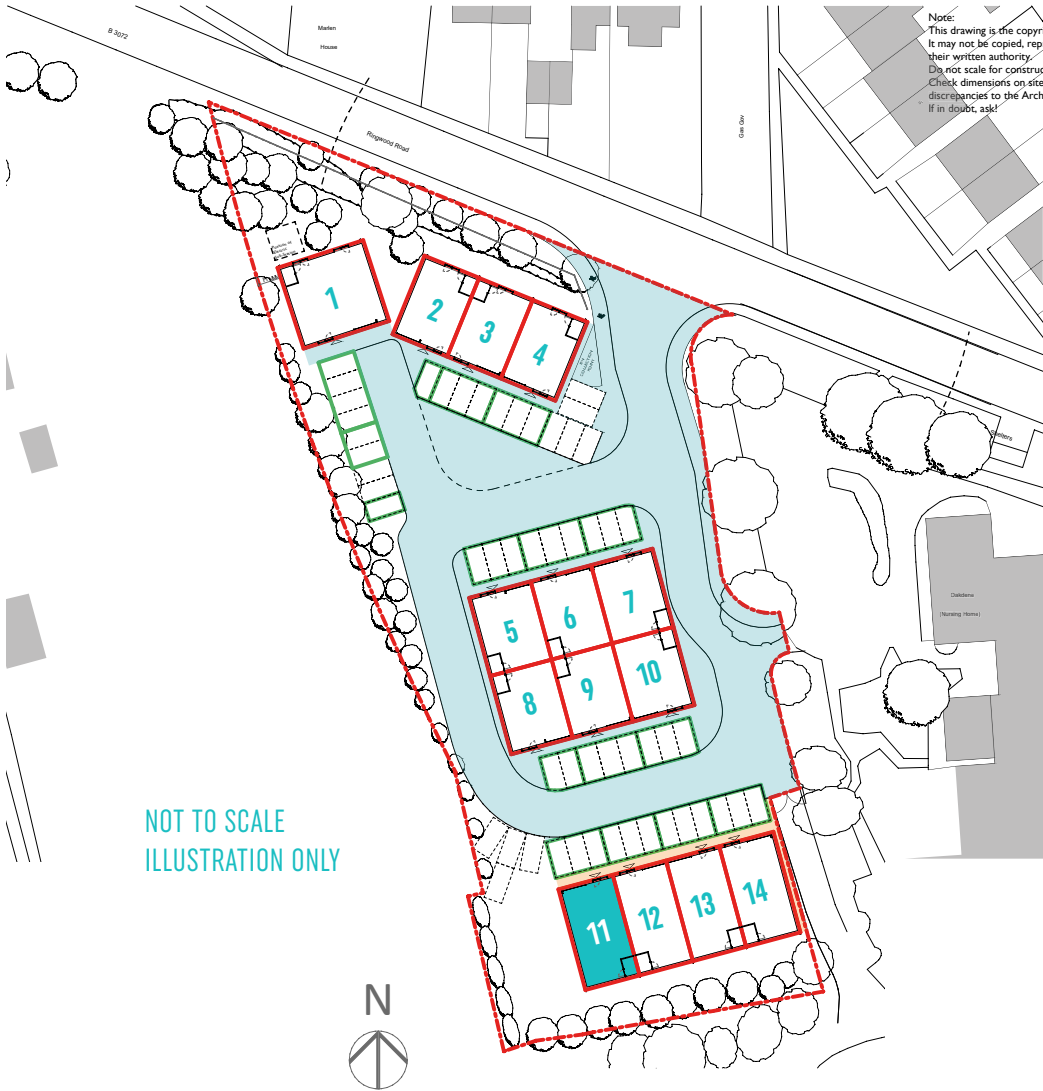


# ACCOMMODATION

UNIT	SIZE (SQ FT)	SIZE (SQ M)	RENT (PER ANNUM EXCLUSIVE)	AVAILABILITY
11	949	88	£16,000	Available

The above areas are approximate gross internal areas, measured in accordance with the 6th Edition of the RICS Code of Measuring Practice.

The above rent is quoted per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and any other outgoings payable quarterly in advance.


















A large industrial warehouse interior with a mezzanine level. The ground floor contains various equipment, including a yellow forklift, a green gas cylinder, and a large green waste bin labeled 'AMS ENVIRONMENTAL'. A blue sign with 'ILS' and 'SITE SAFETY' is visible on the wall. The mezzanine level has a metal railing and is partially covered with wooden panels.



UNIT 7



## SPECIFICATION

-  Brick outer, blockwork inner wall construction with cladding to upper elevations
-  Steel clad insulated roof incorporating daylight panels
-  Steel portal frame
-  Feature double glazed windows at ground and first floor
-  Internal eaves height 5.7m
-  Power floated concrete floor
-  Insulated electric loading door
-  3 phase electricity and telecom
-  LED lighting
-  Unisex disabled WC
-  Personnel door
-  Super-fast broadband
-  Allocated car-parking

## LEASE

The premises are available to let by way of a new full repairing and insuring lease incorporating upward only open market rent reviews every 3 years.

## PLANNING

Detailed planning consent has been granted for B1(b), B1(c) and B8 uses. Working hours are restricted to between 7.00am and 9.00pm Monday to Saturday. Sundays and public holiday activities shall be restricted to internal office work/administration tasks only shall not include deliveries to or dispatches from the site.

## OTHER

Please note some internal photos show Unit 7, Unit 11 will be delivered in a similar condition.

## RATEABLE VALUE

Currently £13,000 (from 2.6.23). Due to be reassessed upon removal of the mezzanine.

## EPC RATING

B - 30

## PARKING

There are 3 allocated car parking spaces.

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

## VIEWINGS/FURTHER INFORMATION

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



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# IMPORTANT

## 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.

## 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.

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.

BUSINESS PARK  
WESTCROFT 