



TO
LET

SEMI-
DETACHED
INDUSTRIAL/
WAREHOUSE
PREMISES

**579 SQ M /
6,227 SQ FT**

67 HAVILAND ROAD

Ferndown Industrial Estate, Wimborne, Dorset, BH21 7PY



SUMMARY

- » Semi-detached
- » 6,227 sq ft
- » Two loading doors
- » 5.6m internal eaves height
- » Direct estate access to the A31
- » Available by way of a new FRI lease
- » **Rent - £55,000 per annum exclusive of VAT and all outgoings**

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LOCATION

- » Haviland Road is accessed from Cobham Road, the latter being the main spine road serving the established Ferndown Industrial Estate
- » Ferndown Industrial Estate has direct access to the A31 dual carriageway
- » The A31 dual carriageway provides communications to Poole (via the A349), Bournemouth (via the A338), Wimborne and Ringwood, and also connects with the M27/ M3 motorway networks

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Description

- » Semi-detached
- » Brick outer, blockwork inner wall construction
- » Steel cladding to the upper elevations
- » Steel portal frame
- » Pitched insulated roof incorporating translucent daylight panels
- » Concrete ground floor
- » Two loading doors - front door measuring approximately 4.27m wide x 4.8m high - rear door measuring approximately 4.26m wide x 2.6m high
- » Separate personnel door
- » Lighting
- » Cloakroom facilities
- » Internal eaves height of approximately 5.6m
- » Ground floor office/reception
- » 3 phase electricity available

External/Car Paarking

- » Tarmacadam loading apron
- » 4 car-parking spaces available on the forecourt
- » 10 car-parking spaces available at the rear

Accommodation

The unit has an approximate gross internal area of:

579 sq m // 6,227 sq ft

Lease

The unit is available to let by way of a new full repairing and insuring lease for a negotiable term, incorporating upward only open market rent reviews.

Rent

£55,000 per annum exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.

EPC Rating

C - 75

Rateable Value

£49,500 (from 1.4.23)

Service Charge

A service charge is payable in respect of the upkeep, management and maintenance of the common parts within the estate and this is currently budgeted at £800 plus VAT per annum.

Legal Costs

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

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NOT TO SCALE
ILLUSTRATION ONLY

Viewings

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

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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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