TO LET

END TERRACE INDUSTRIAL/ WAREHOUSE PREMISES

1,662 SQ FT // 154 SQ M



BUSINESS SPACE

goadsby

A6 STIRLING BUSINESS PARK

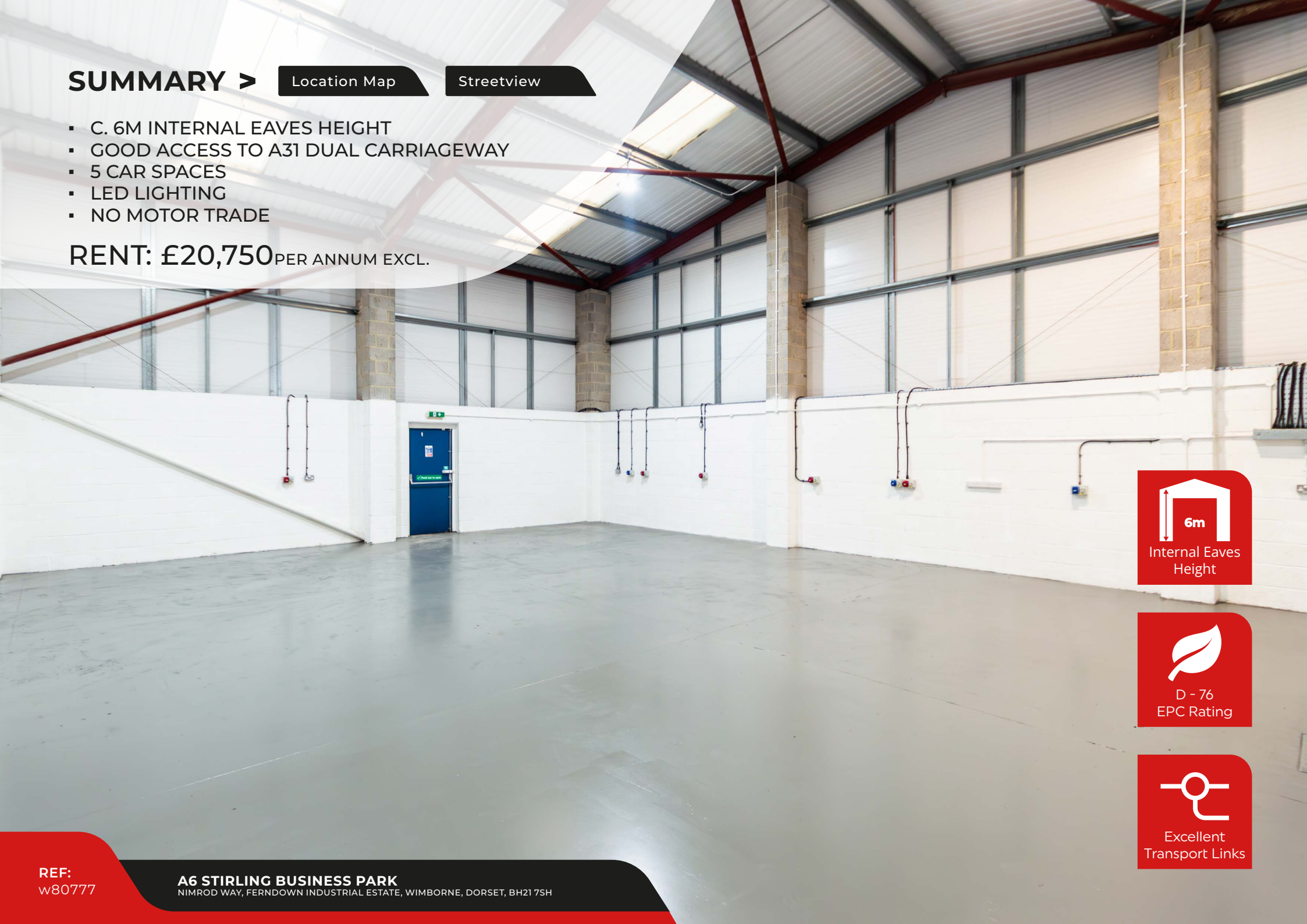
NIMROD WAY, FERNDOWN INDUSTRIAL ESTATE, WIMBORNE, DORSET, BH21 7SH

SUMMARY >

Location Map | Streetview

- C. 6M INTERNAL EAVES HEIGHT
- GOOD ACCESS TO A31 DUAL CARRIAGEWAY
- 5 CAR SPACES
- LED LIGHTING
- NO MOTOR TRADE

RENT: £20,750 PER ANNUM EXCL.



REF:
w80777

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Location

what3words

- Situated on Nimrod Way at the southern end of Ferndown Industrial Estate
- Accessed via traffic lights at the main Cobham Road thoroughfare
- Stirling Business Park is located at the far end of Nimrod Way
- c. 6 miles north of Bournemouth
- Serves the Bournemouth and Poole conurbation
- Close to Ferndown and Wimborne town centres
- Direct access to the A31 dual carriageway
- Easy connections to the M27/M3 motorway networks

Description

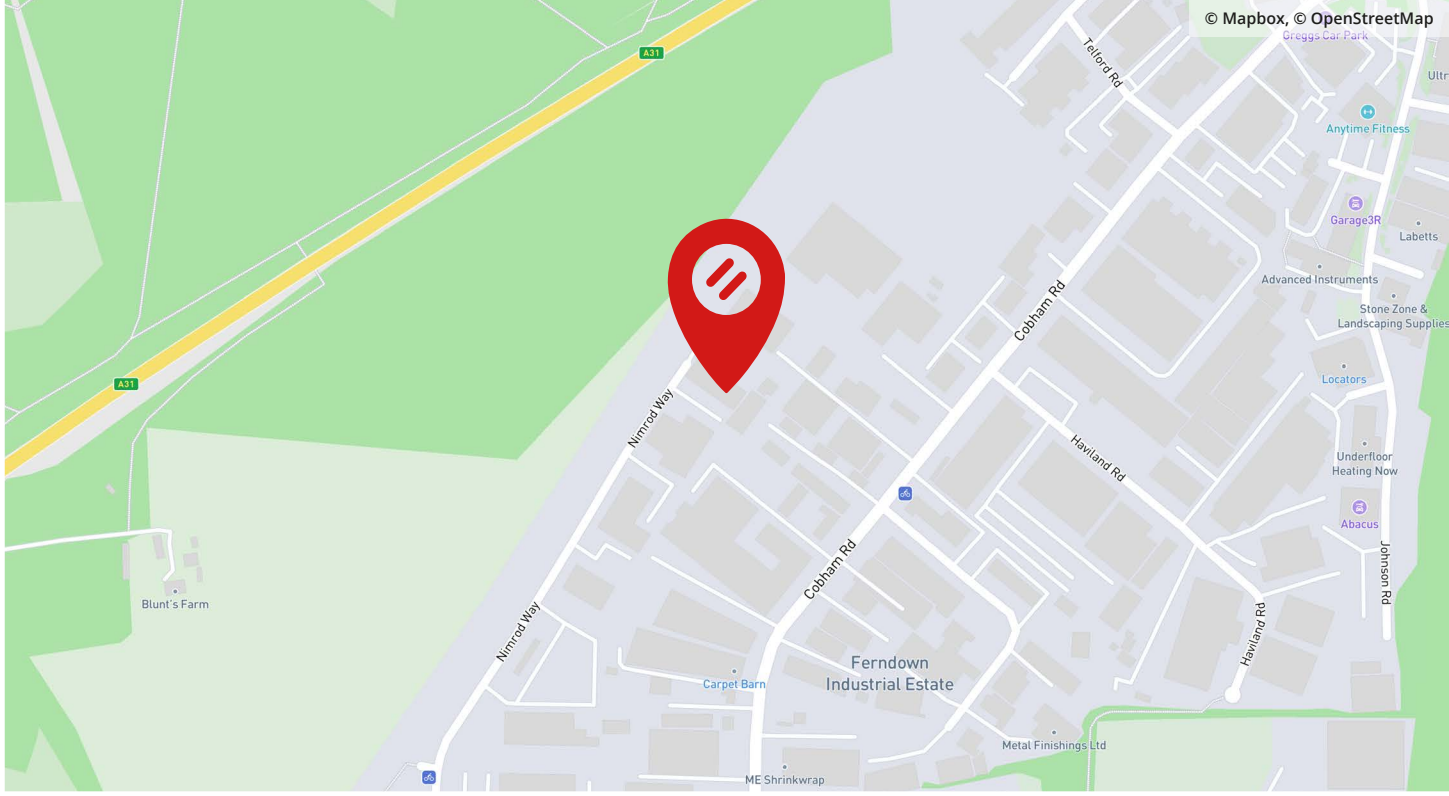
- End-terrace industrial premises
- Brick outer and blockwork inner wall construction
- Pitched insulated steel clad roof with translucent daylight panels
- Steel portal frame
- Concrete ground floor
- Internal eaves height c. 6 metres
- Roller shutter loading door: c. 3.6m wide x 4m high
- Separate personnel door
- Cloakroom facilities
- 3-phase electricity
- Concrete loading apron
- 5 allocated parking spaces
- LED lighting

Rent

£20,750 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

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.





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Accommodation

	sq m	sq ft
Total net internal area approx.	**154**	**1,662**

The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

Rateable Value

£19,250 (from 1.4.26)

EPC Rating

D - 76

Service Charge

A service charge may be payable, interested parties are advised to make further enquiries

Legal Costs

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

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 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**.

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.

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.

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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