



**UNIT 16-17 ASHLEY HEATH INDUSTRIAL ESTATE,
WIMBORNE, BH21 6UZ**

OPEN STORAGE / INDUSTRIAL / WAREHOUSE TO LET
2,076 SQ FT (192.87 SQ M)



Summary

TO LET - SELF CONTAINED INDUSTRIAL PREMISES WITH GENEROUS YARD SPACE

Available Size	2,076 sq ft
Rent	Rent on application
Rates Payable	£11,016 per annum From 1 April 2026. Interested parties are advised to confirm the accuracy of this information.
Rateable Value	£25,500
EPC Rating	Upon enquiry

- Detached industrial/warehouse unit
- Max internal eaves of 6.13m
- 0.18 acre secure yard
- Car parking



Location



**Unit 16-17 Ashley Heath
Industrial Estate, Wimborne,
BH21 6UZ**

Ashely Heath Industrial Estate is situated on the right hand side of Ringwood Road when heading West from the A31 (just over a 2 mile drive from the A31). When entering the site, the unit is located directly on the first left.

The A31 provides dual carriageway connections to the M27 and M3 to the north east and to the A35 to the west.

The property is approximately 4 miles from Ringwood town centre.





Further Details

Description

The detached premises is of steel portal frame construction with steel cladding with a steel pitched roof and features concrete flooring. The unit benefits from a mix of industrial and office. The office element is arranged over two-floors. The unit has internal eaves of 3.33m a ridge height of 6.13m. Access is via both a personnel door towards the south and two roller shutter doors along the east side of the property (RSD 1, 4.23m x 4.12m and RSD 2, 4.24m x 4.07m). The property features the following: Mains services (no gas), 3-phase, lighting, kitchenette, W.C. facilities and a concrete loading apron.

Externally, the premises is surrounded by a secured gated yard, measuring approximately 0.18 acres. This space is secure and enclosed with palisade fencing and can be accessed via a large palisade gate. Outside of the enclosed yard the unit also benefits from four dedicated parking spaces.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,721	159.89	Available
1st	355	32.98	Available
Outdoor - Yard	8,276	768.87	Available
Total	10,352	961.74	

Tenure

Available by way of a new full repairing and insuring lease for a negotiable term.

Legal Costs

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

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete 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.

Rateable Value

The property has a current rateable value of £25,500 as of 01/04/2026.

Service Charge

Site maintenance is currently £75 per quarter plus VAT. Buildings insurance is currently charged at £402 plus VAT per annum, plus £15 admin fee. Water and sewerage is charged at £95 per quarter, no VAT (dependent on usage).





Enquiries & Viewings



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