To Let

sibbett gregory



Unit 47 Uddens Trading Estate, Wimborne, BH21 7NL

INDUSTRIAL/WAREHOUSE PREMISES

- Located on a purpose-built Industrial Estate
- Gross internal area approx. 74.6 sq. m (803 sq. ft)
- £9,250 per annum exclusive
- On-site parking

Unit 47 Uddens Trading Estate, Wimborne, BH21 7NL

LOCATION

The property is situated on the purpose-built Uddens Industrial Trading Estate which is located adjacent to the established Ferndown Industrial Estate, approximately 2 miles from Wimborne Town Centre.

Road connections locally are afforded with close links to the A31 which serves Bournemouth and Poole, as well as the southern motorway network.

DESCRIPTION

The property comprises a mixed-terrace industrial unit constructed of steel portal frame, with cavity brick and block walls supporting a pitched corrugated sheeted roof with translucent panels.

The unit benefits from the following:-

- Manual loading door approx. 3.00m wide and 3.6m high
- 3 phase electricity
- Painted warehouse floor
- Fluorescent strip lights
- 1x office
- Single WC
- Sink unit and drainer

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	803	74.60	Available
Total	**803**	**74.60**	

TENURE

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

£9,250 per annum exclusive.

The rent is exclusive of business rates, service charge and VAT.

BUSINESS RATES

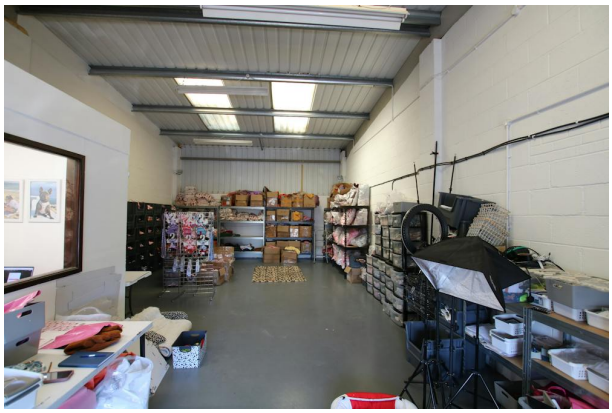
The Valuation Office Agency states that the property has a rateable value of £9,200.

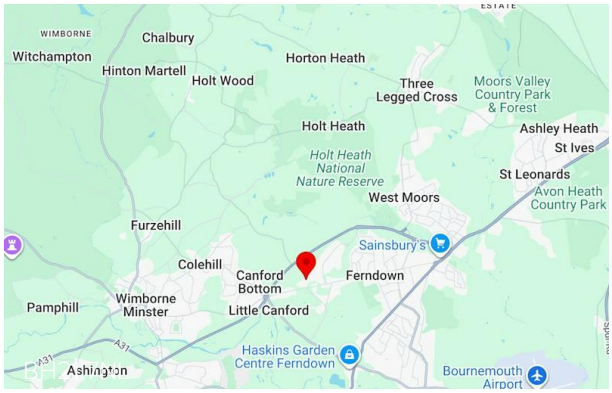
The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

EPC

The property has the following rating:

D (82)





SUMMARY

Available Size	803 sq ft
Rent	£9,250 per annum
Rateable Value	£9,200
EPC Rating	D (82)

VIEWING & FURTHER INFORMATION

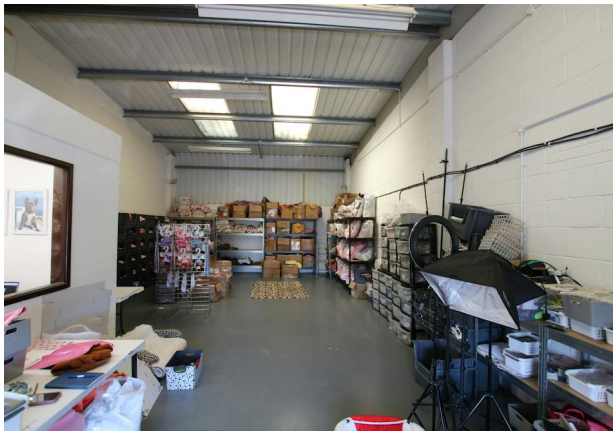
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FINANCE ACT 1989: Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction. IMPORTANT NOTE: At no time 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.
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