



UNIT 38, AXIS 31, OAK FIELD ROAD, WIMBORNE, BH21 6FE

INDUSTRIAL / WAREHOUSE TO LET

1,171 SQ FT (108.79 SQ M)



Summary

TO LET - MODERN MID TERRACE INDUSTRIAL/WAREHOUSE

Available Size	1,171 sq ft
Rent	£16,500 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Rateable Value	£16,750 (from 01.04.26)
Service Charge	£720 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (36)

- Mid Terrace
- 7.34m Internal Eaves Height
- LED Lights
- 3 phase electricity
- 3 Parking Spaces

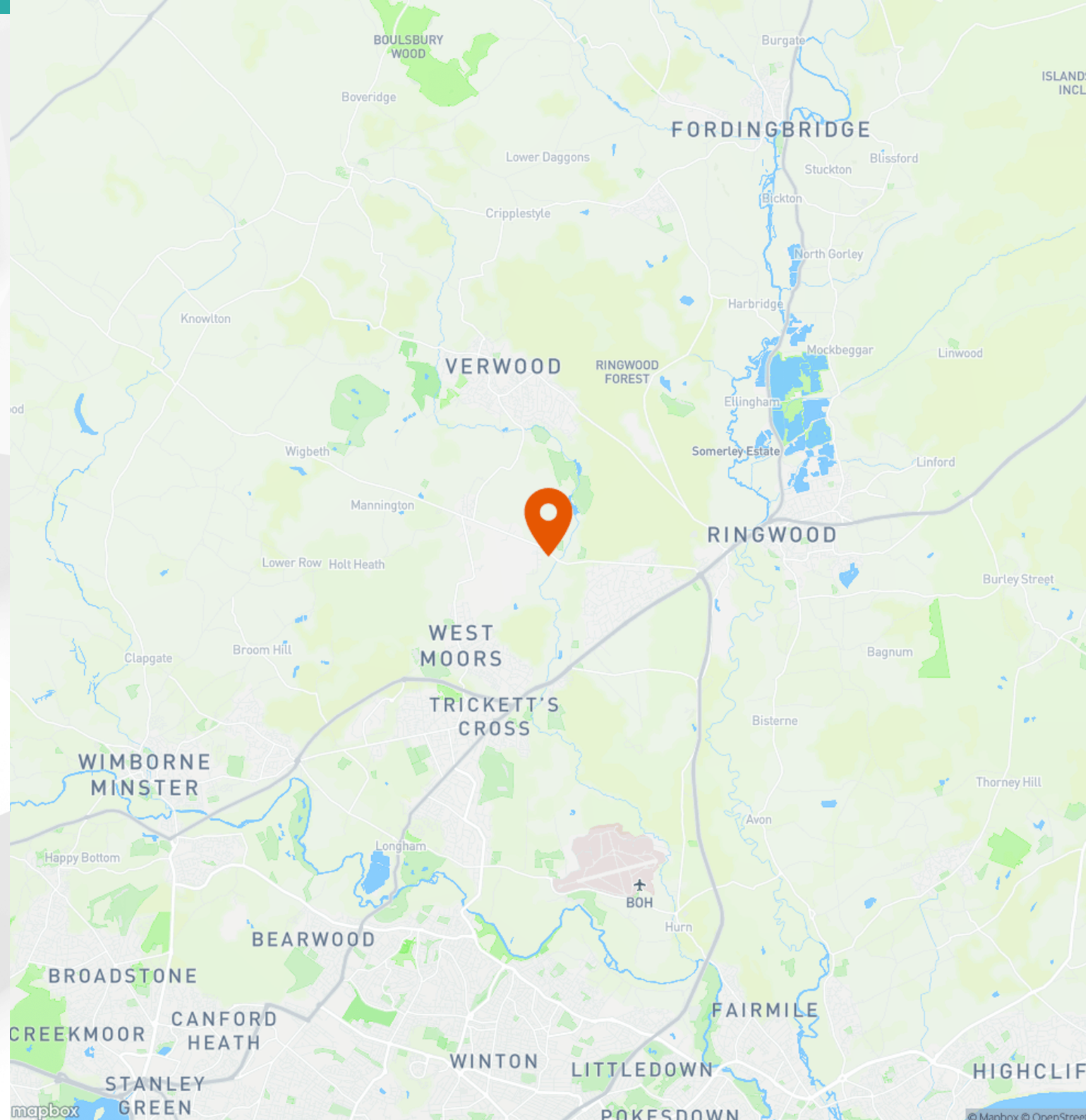


Location



**Unit 38, Axis 31, Oak Field
Road, Wimborne, BH21 6FE**

Axis 31 is located approximately 2.5 miles north-west of the A31 and is accessed from the Ringwood Road. The A31 provides dual carriageway connections to the M27 and M3 to the north east and to the A35 to the west.





Further Details

Description

This modern mid-terrace premises of block work inner, brickwork outer construction with steel cladding to the upper elevations. The unit has a mono pitched steel clad roof incorporating daylight panels and the internal eaves height is approx. 7.34m. The unit has a glazed personel door with feature glazed window above. The electric roller shutter door is approx. 3.16m W x 6.24 H.

Internally the unit benefits from a concrete floor, disabled WC, LED Lights, 3 phase electricity and tea point.

Externally, there are 3 allocated car parking spaces.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	1,171	108.79
Total	1,171	108.79

Terms

Available by way of either a new full repairing and insuring lease for a negotiable term incorporating periodic upward only, open market rent reviews.

Service Charge

There is a service charge in respect of the upkeep, management and maintenance of common parts within the estate which is currently £720 plus VAT per annum

Viewings

Strictly by appointment through the agents.

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.

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.





Enquiries & Viewings



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