



**19 COBHAM ROAD, FERNDOWN INDUSTRIAL ESTATE,
WIMBORNE, BH21 7PE**

INDUSTRIAL / WAREHOUSE TO LET

5,270 SQ FT (489.60 SQ M)



Summary

SEMI-DETACHED INDUSTRIAL UNIT

Available Size	5,270 sq ft
Rent	£45,000 per annum exclusive
Rateable Value	£42,250 from 1.4.26
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

- 5,270 sq ft Semi-Detached Unit
- 4m internal eaves height
- 3 phase electricity and gas
- Electric Roller Shutter Door

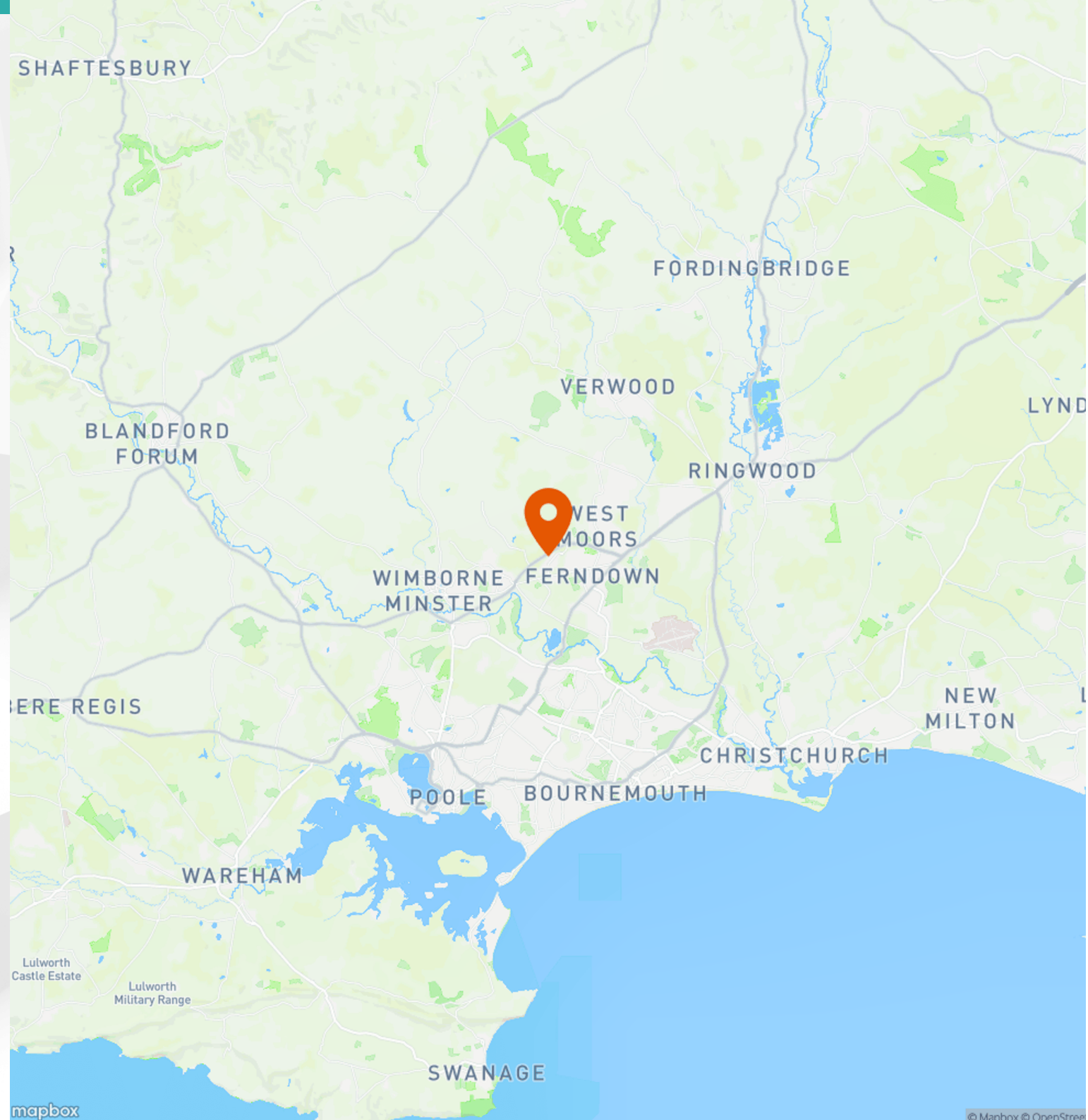


Location



19 Cobham Road, Ferndown
Industrial Estate, Wimborne,
BH21 7PE

The property is located on Ferndown Business Centre which is accessed from Cobham Road and forms part of the established Ferndown Industrial Estate. Cobham Road links directly to the A31 dual carriageway which connects to the M27/M3 motorway networks.





Further Details

Description

The property comprises a semi-detached industrial/warehouse with brick elevations and a steel portal frame supported on brick piers beneath a pitched roof incorporating day light panels.

Internally, there are office facilities along with a kitchenette and WC facilities.

The unit benefits from the following specification:

- Personnel entrance door
- Ground floor offices
- LED Lights (Warehouse)
- WCs
- 3 Phase Electricity and Gas available
- Approx. internal eaves height of 4m
- Electric roller shutter loading door - 3.97m W x 4m H

Externally there are 10 allocated car parking spaces.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	5,270	489.60
Total	5,270	489.60

Terms

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

Service Charge

An estate service charge is payable in respect of the upkeep, management and maintenance of the common parts of the estate. The service charge is currently budgeted at approximately £180 plus VAT per quarter.

AML

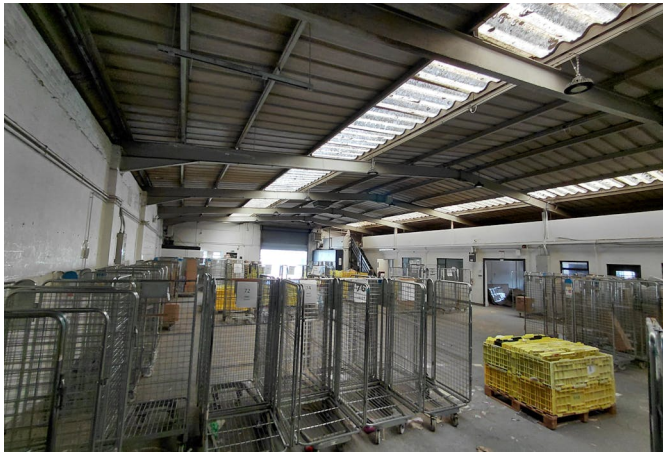
In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

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.





Enquiries & Viewings



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