



Unit 48 Uddens Trading Estate, Wimborne, BH21 7NL

Industrial/Warehouse Premises

- Located on a purpose-built Industrial Estate
- Gross internal area approx. 74.4 sq. m (801 sq. ft)
- £9,250 per annum exclusive
- On-site parking

Unit 48 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
- 2x Offices and store room
- Sink unit and drainer
- Single WC
- On-site parking

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	801	74.42
Total	801	74.42

TENURE

The unit is available on a full and repairing lease for a minimum lease term of 3 years.

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 £7,300, increasing to £9,200 on 1 April 2026.

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

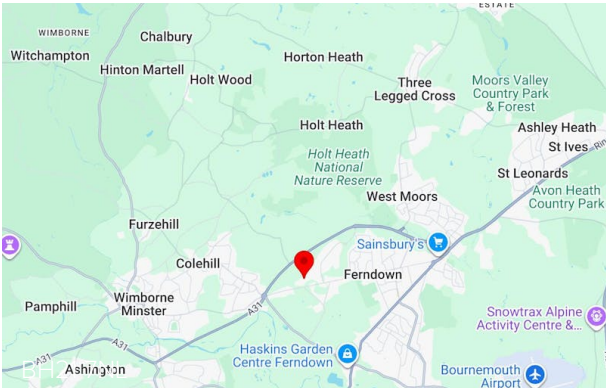
LEGAL COSTS

The ingoing tenant to be responsible for the landlords reasonable legal costs incurred in the preparation of a new Lease.

EPC

The premises has the following rating:

E (102)



SUMMARY

Available Size	801 sq ft
Rent	£9,250 per annum
Rateable Value	£7,300 Increasing to £9,200 from 1 April 2026.
EPC Rating	E (102)

VIEWING & FURTHER INFORMATION

Jayne Sharman

01202 661177 | 07747 773999

jayne@sibbettgregory.com

**sibbett
gregory**

More properties @ www.sibbettgregory.com

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. Generated on 15/12/2025

