



**UNIT A, EAST DORSET TRADE PARK, FERNDOWN
INDUSTRIAL ESTATE, WIMBORNE, BH21 7HY**

INDUSTRIAL / WAREHOUSE TO LET

16,265 SQ FT (1,511.07 SQ M)



Summary

TO LET – DETACHED HIGH QUALITY WAREHOUSE

Available Size	16,265 sq ft
Rent	Rent on application
Rates Payable	£73,440 per annum (from 01.04.26)
Rateable Value	£153,000
EPC Rating	B (30)

- Detached high quality industrial/warehouse unit
- 45 parking spaces
- 6m internal eaves height
- Fitted first floor offices
- Up to 500kVA power supply
- Available from May 2027

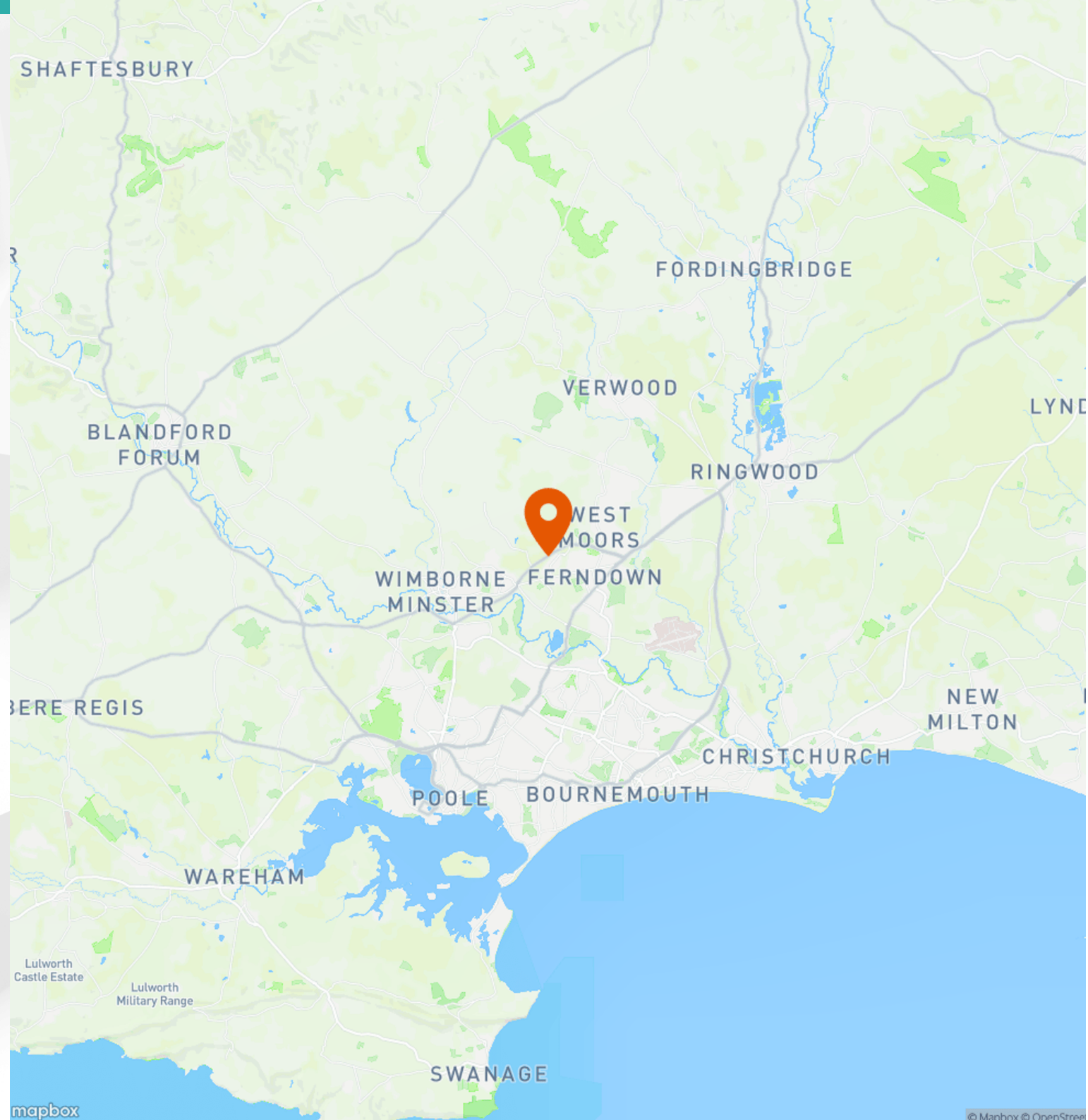


Location



**Unit A, East Dorset Trade Park
Ferndown Industrial Estate,
Wimborne, BH21 7HY**

The premises form part of East Dorset Trade Park which is located on Nimrod Way which is accessed from Cobham Road, the main estate road through Ferndown Industrial Estate. Cobham Road benefits from direct access to the A31 which provides main road communications throughout the conurbation.





Red Line boundary is approximate and for illustration purposes only

Further Details

Description

Unit A is a detached industrial/warehouse premises of brick work outer, block work inner wall construction with composite steel cladding to the upper elevations. There is a hipped steel roof incorporating daylight panels supported upon a steel portal frame and the internal eaves height is approx. 6m. There are windows at ground and first floor levels in the front elevation and a glazed entrance to the ground floor reception. There are fitted offices to ground and first floor levels to include carpets, suspended ceiling, LED lighting and air conditioning. Loading is by way of 2 no loading doors measuring approx. 3.6m W x 4m H. There are kitchenette facilities and male and female W.C's. 3 phase electricity and gas are available. We have been advised that there is up to 500kVA power supply available.

Externally, there is a tarmacadam car park and yard providing approx. 45 parking spaces.

Terms

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

Legal Costs

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

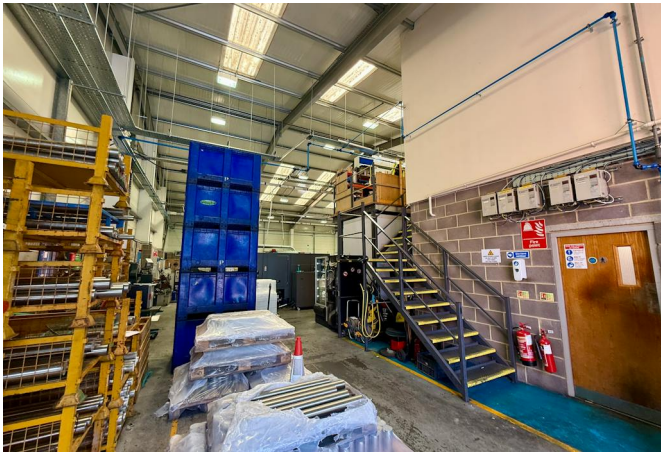
AML

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.





Enquiries & Viewings



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