



**29 TELFORD ROAD, FERNDOWN INDUSTRIAL ESTATE,
WIMBORNE, BH21 7RX**

INDUSTRIAL / WAREHOUSE FOR SALE
2,262 SQ FT (210.15 SQ M)



Summary

**FOR SALE - MID-TERRACE
INDUSTRIAL/WAREHOUSE PREMISES
2,262 SQ FT**

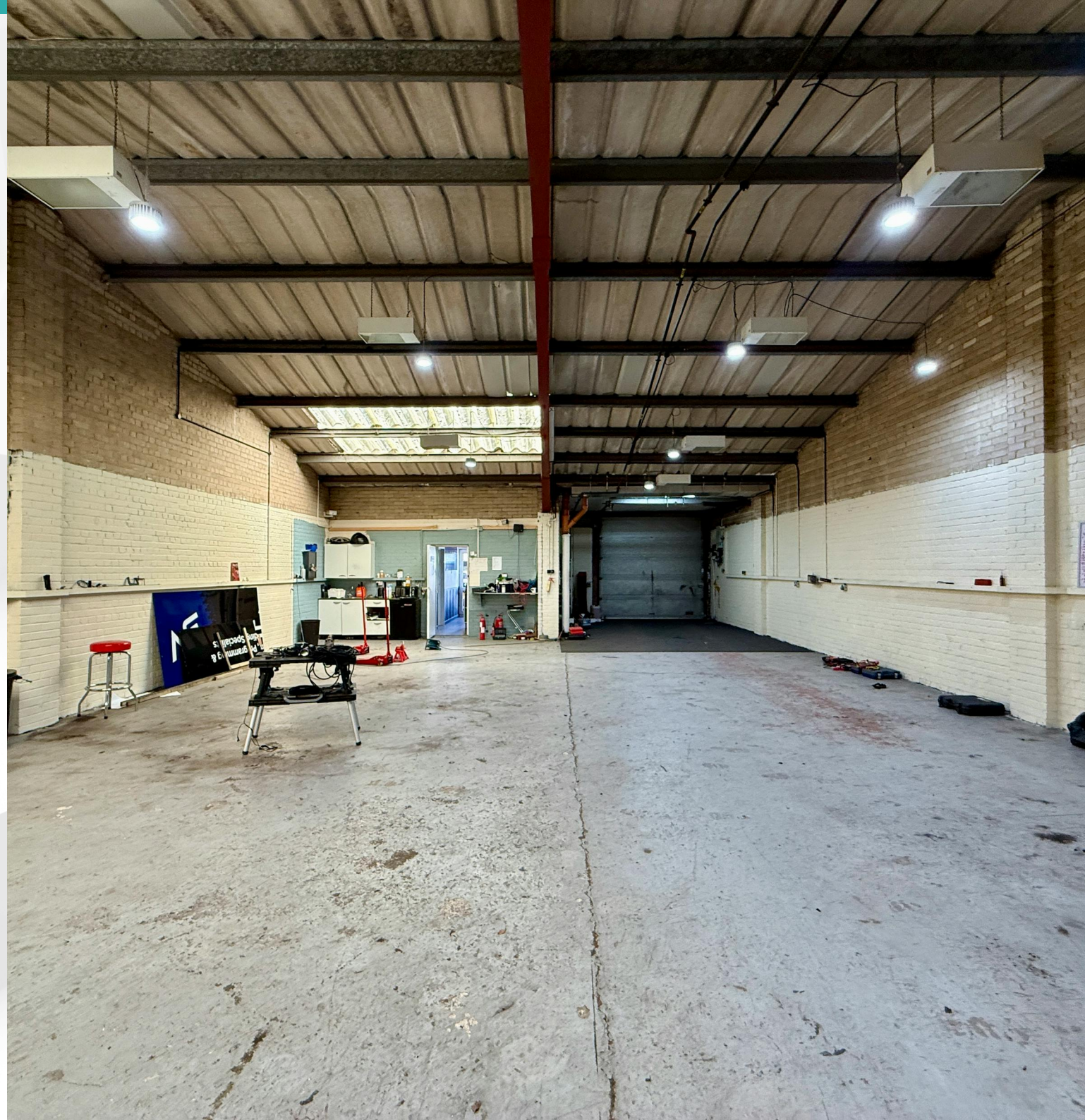
Available Size 2,262 sq ft

Price £285,000

Rateable Value £17,250
(from 01.04.26)

EPC Rating C (72)

- Freehold
- Parking for 4 cars
- First floor offices
- Approx 3.1 metres internal eaves height
- VAT not payable*

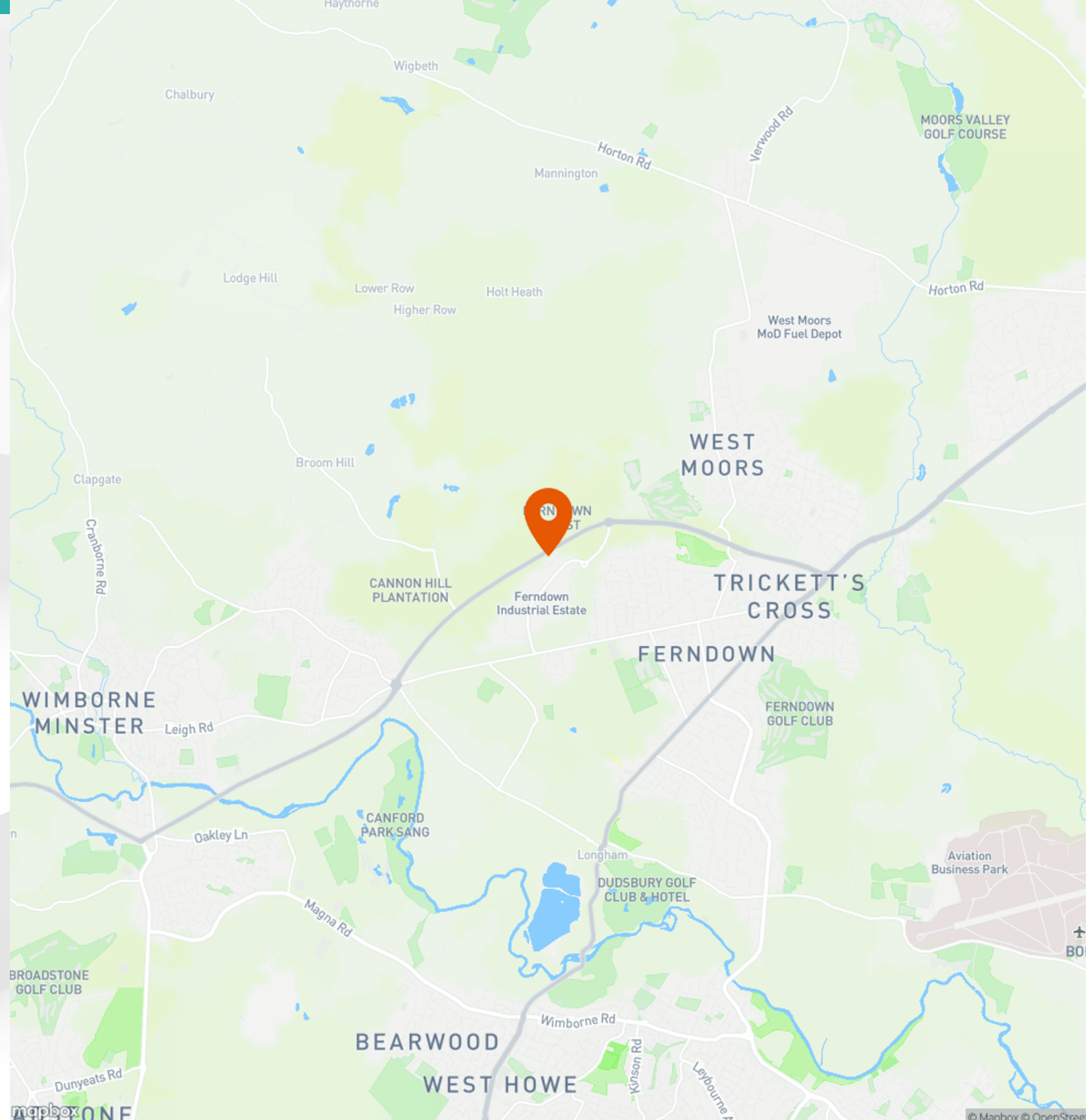


Location



29 Telford Road, Ferndown Industrial Estate, Wimborne, BH21 7RX

Telford Road is accessed off Cobham Road, which is the main road through Ferndown Industrial Estate and connects directly with the A31. The A31 is less than 1 mile distant from the premises and provides main road communications throughout the conurbation. Nearby occupiers include Greggs, Cats Protection and Anytime Fitness.





Further Details

Description

This mid-terrace premises is of steel portal frame construction with brickwork elevations. There is a flat roof to the front part of the premises which is part single storey and part two storey. There is a pitched roof to the main warehouse incorporating daylight panels and the internal eaves height is approx 3.1 metres. Loading is by way of a roller shutter door measuring approx. 3m W x 3m H. There are windows at ground and first levels in the front elevation of the property. There is a ground floor reception with male and female W.C facilities. There are fitted offices at first floor with carpets, lighting and electric heating. There is LED lighting and a kitchenette in the warehouse. 3 phase electricity and gas are available. Externally, there is a concrete forecourt providing parking for up to 4 vehicles.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	2,040	189.52	Available
1st - Floor	222	20.62	Available
Total	2,262	210.14	

Viewings

Strictly by appointment through the sole agent.

Tenure

Available freehold with vacant possession.

Property Measurement Standard

All floor areas are approximate and measured to Gross Internal Area in accordance with the RICS Property Measurement (2nd edition) incorporating RICS Code of Measuring Practice (6th edition).

Legal Costs

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

VAT

*We have been advised by our client that the premises are not currently elected for VAT and therefore it is not currently payable on the purchase price.

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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