sibbett gregory



TO LET

Unit A2 Stirling Business Park, Nimrod Way, Ferndown Industrial Estate, Ferndown, BH21 7SH

INDUSTRIAL/WAREHOUSE PREMISES

- Approximately 1,033 sq ft (315 sq m)
- Located on the Ferndown Industrial Estate
- 3 on-site parking spaces
- £13,350 per annum
- Available immediately
- No Motor Trade

Unit A2 Stirling Business Park, Nimrod Way, Ferndown Industrial Estate, Ferndown, BH21 7SH

LOCATION

Nimrod Way lies to the southern end of the Ferndown Industrial Estate and is accessed from the traffic lights at the junction with the main thoroughfare, Cobham Road. Stirling Business Park is located at the far end of Nimrod Way. Ferndown Industrial Estate is situated approximately six miles to the north of Bournemouth and serves the Bournemouth and Poole conurbation as well as being in close proximity to the centres of Ferndown and Wimborne. The estate also has direct access to the main A31 dual carriageway, which runs to the north of the estate and ultimately connects with theM27/M3 motorway networks.

DESCRIPTION

The property comprises an industrial/storage area of approx. 96 sqm ((1,033 sq ft) on the ground floor including a single WC and a separate kitchentte.sink are. In addition there is a mezzanine floor of approx. 54 sq m (580 sq ft).

The property benefits from the following specification:

- Steel portal frame construction
- Insulated steel sheet roofing with translucent daylight panels
- Insulated steel sheet cladding and cavity brick walls
- Reinforced concrete floor with loading of 20kn/sq m
- Single WC
- Personnel door and fire escape door
- Manual sectional steel loading door
- 3 phase electricity
- 3 car parking spaces

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	1,033	95.97	Available

TENURE

The premises are available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

RENT

£13,350 per annum exclusive of Business Rates, Service Charges and VAT.

BUSINESS RATES

The Valuation Office Agency states that the property has a rateable value of £15,500 with effect from 1 April 2026.

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

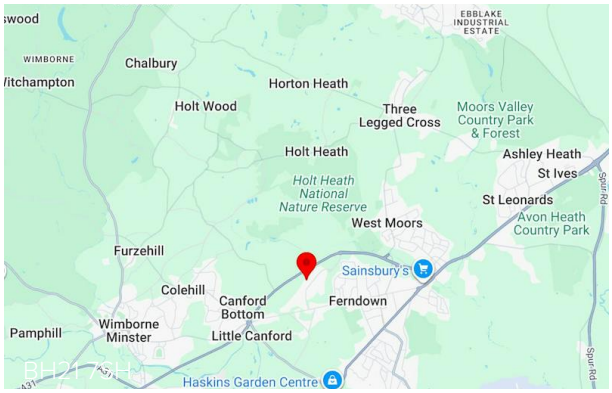
EPC

The property has a rating of D – 98.

LEGAL COSTS

Each party to bear their own legal costs.





SUMMARY

Available Size	1,033 sq ft
Rent	£13,350 per annum
Rateable Value	£15,500
EPC Rating	D (98)

VIEWING & FURTHER INFORMATION

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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.
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