



**UNIT 3 PARLEY WOOD BUSINESS PARK, FERNDOWN,
BH22 8UB**

INDUSTRIAL / WAREHOUSE TO LET
2,227 SQ FT (206.90 SQ M)



Summary

TO LET – DETACHED INDUSTRIAL/WAREHOUSE PREMISES

Available Size	2,227 sq ft
Rent	Rent on application
Rates Payable	£8,640 per annum from 1.4.26
Rateable Value	£20,000
EPC Rating	B (48)

- Detached 2,227 sq ft industrial/warehouse premises
- 3 no. electric roller shutter doors
- LED lighting

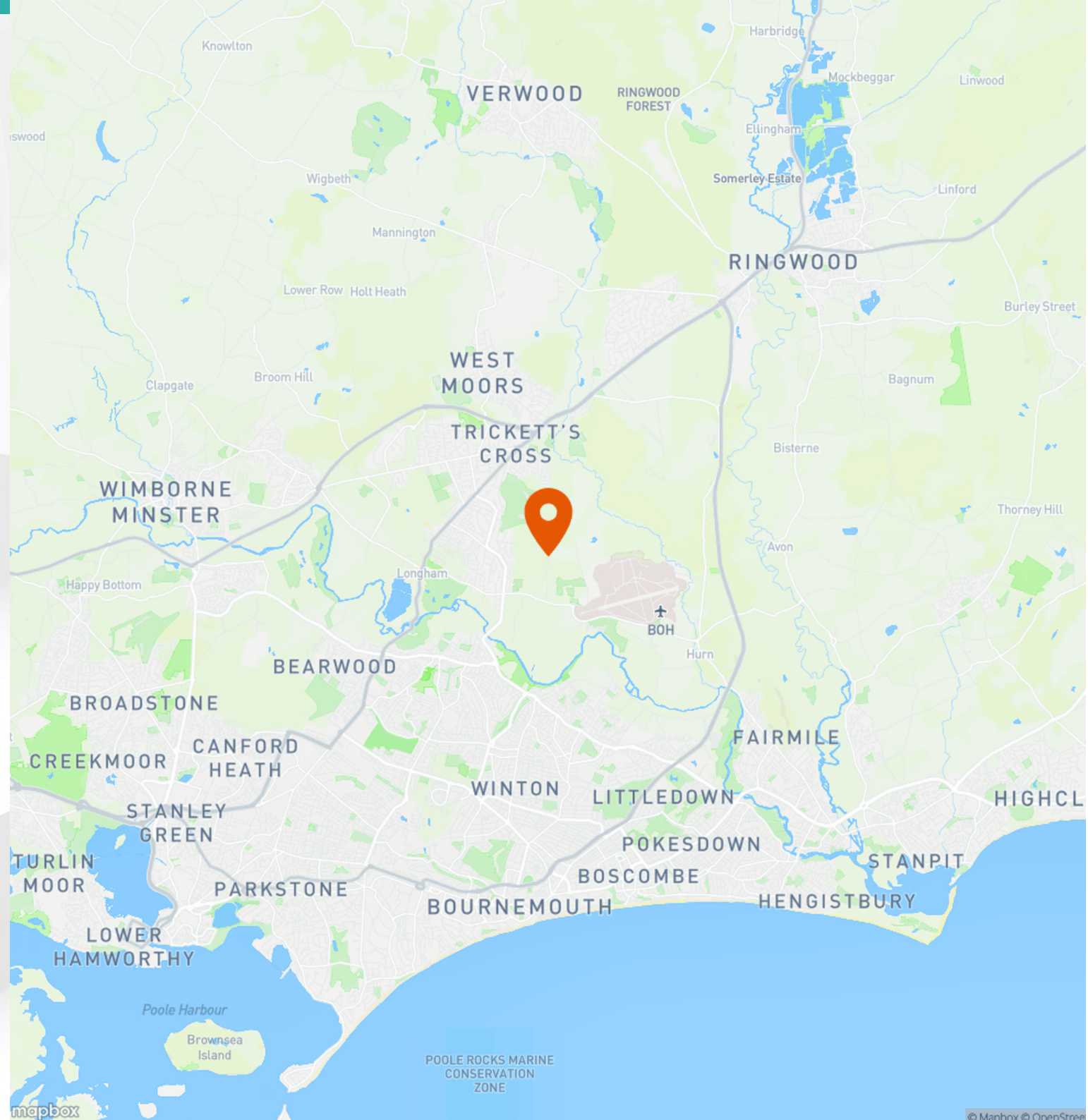


Location



**Unit 3 Parley Wood Business
Park, Barrack Road, West
Parley, Ferndown, BH22 8UB**

Parley Wood Business Park is located on Barrack Road which is accessed via Christchurch Road (B3073) and is approximately half a mile distant from the Chapel gate roundabout providing access to Parley Lane and subsequently, the A338, A31 and beyond.





Further Details

Description

Parley Wood Business Park comprises a number of Industrial/ Warehouse Premises and Open Storage Compounds. Unit 3 is a detached premises and is of blockwork construction with steel cladding to the external elevations supported upon a steel portal frame under a pitched roof incorporating daylight panels. The ground floor is concrete and loading is by way of 3 No. electric loading doors measuring approximately 2.9m wide x 4.5m high, 3.59m wide x 4.5m high and 3.59m wide x 4m high. The internal eaves height is approximately 5.16m. Single phase electricity is available. There is LED lighting in the factory and externally there is a concrete loading apron and parking is provided on a hardcore surface.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	2,227	206.90	Let
Total	2,227	206.90	

Terms

Available by way of a new full repairing and insuring lease incorporating upward only, open market rent reviews.

Planning

The premises have been granted planning consent for open storage, B8 storage & distribution and car sales, repairs, servicing and storage. Our client has advised that the unit is suitable for a Class 7 MOT station.

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.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant 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 this transaction.





Enquiries & Viewings



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