



**6 CEDAR TRADE PARK, COBHAM ROAD, FERNDOWN
INDUSTRIAL ESTATE, WIMBORNE, BH21 7SD**

OFFICE / INDUSTRIAL / WAREHOUSE TO LET / FOR SALE

6,436 SQ FT (597.92 SQ M)



Summary

FOR SALE/TO LET - 6,436 SQ FT

Available Size	6,436 sq ft
Rent	£45,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Price	£675,000 exclusive of VAT
Rateable Value	£41,750 (from 1.04.26)
EPC Rating	C (56)

- End terrace modern industrial/warehouse premises
- Available for sale or to let
- Refurbished in 2022
- 14 car parking spaces
- First floor fitted offices

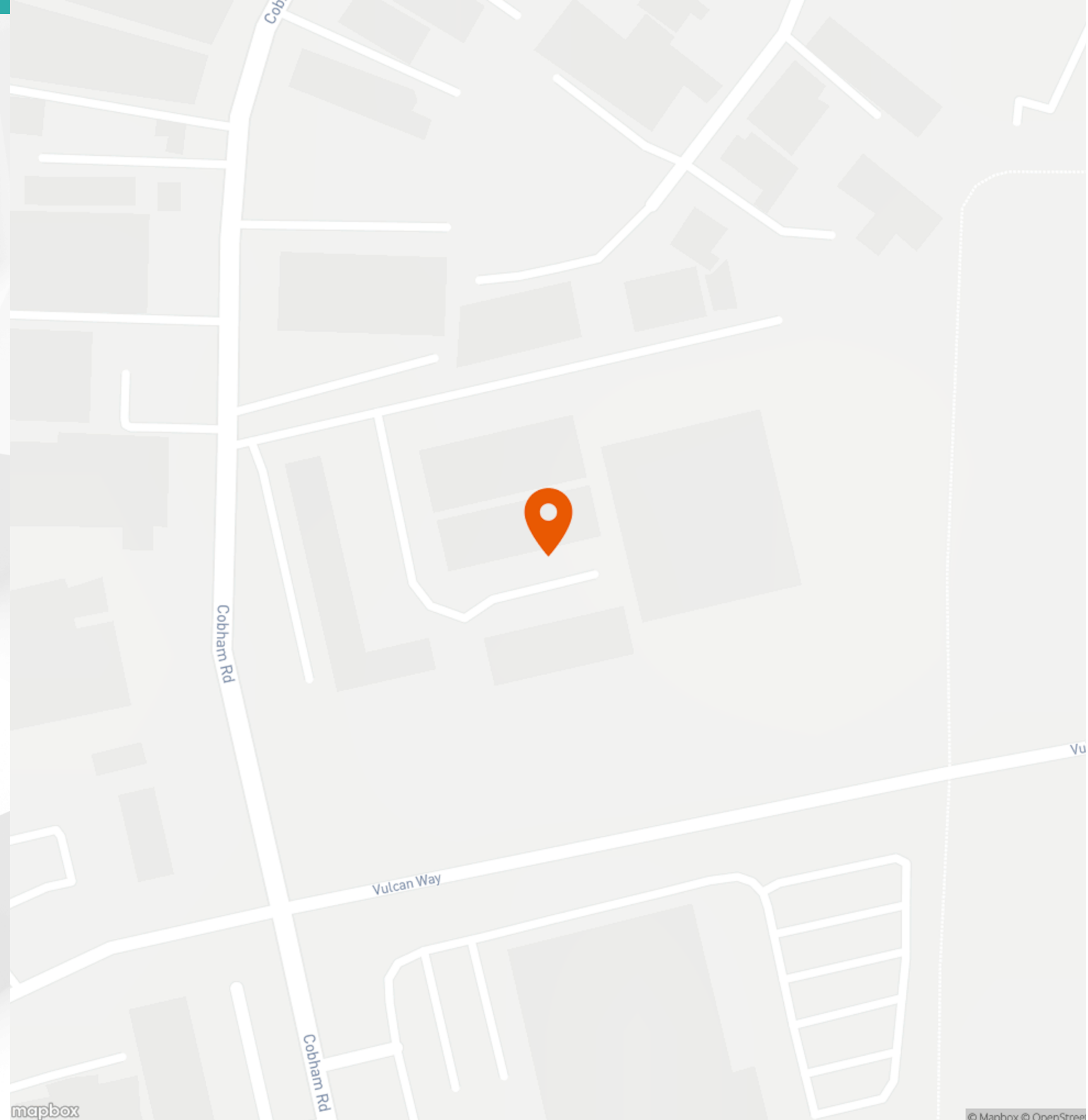


Location



**6 Cedar Trade Park Cobham
Road, Ferndown Industrial
Estate, Wimborne, BH21 7SD**

Cedar Trade Park is a modern development accessed off Cobham Road, which is the main estate road through Ferndown Industrial Estate. Cobham Road has direct access to the A31 which provides the main road network throughout the conurbation.





Further Details

Description

This end of terrace premises is of steel portal frame construction with steel cladding and a steel pitched roof with daylight panels. The internal eaves height is approx. 6m. There is a steel frame, timber decked mezzanine providing additional storage and the height to the underside of the mezzanine is approx. 3m. Loading is by way of a roller shutter door measuring approx. 3.47m W x 4.7m H. There are windows at ground and first floor level in the front elevation.

A personnel door leads to a ground floor reception and kitchenette. There is a fully fitted first floor office which benefits from a suspended ceiling, LED lighting, air conditioning and perimeter trunking, which were all fitted in 2022.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	3,419	317.64	Available
1st - Floor	742	68.93	Available
Mezzanine - Floor	2,275	211.35	Available
Total	6,436	597.92	

Viewings

Strictly by appointment through the sole agent.

Tenure / Terms

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

Available to purchase freehold with vacant possession.

Legal Costs

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

VAT

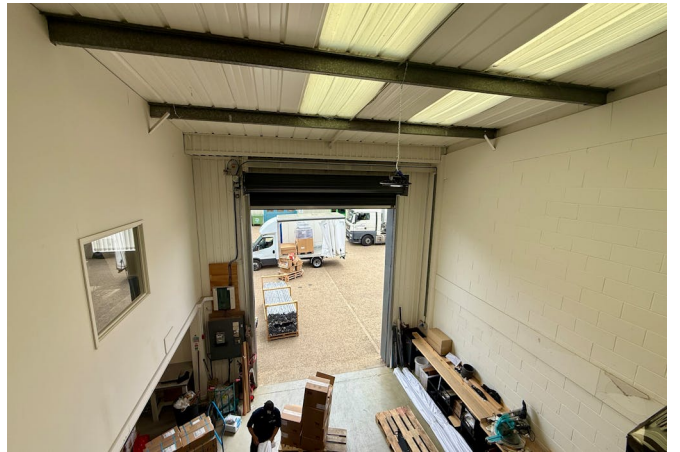
Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

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.

Service Charge

A service chargeable is payable in respect of the upkeep, management and maintenance of the common parts of the building.





Enquiries & Viewings



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