



**23 LIBERTY CLOSE, WOOLSBIDGE INDUSTRIAL ESTATE,  
WIMBORNE, BH21 6SY**

**INDUSTRIAL / WAREHOUSE TO LET**

**2,255 SQ FT (209.50 SQ M)**





# Summary

## TO LET – REFURBISHED INDUSTRIAL/WAREHOUSE UNIT

Available Size	2,255 sq ft
Rent	£22,500 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Rateable Value	£20,000 From 1 April 2023
EPC Rating	B (49)

- Brand new over-clad steel roof
- First floor fitted offices
- 6 allocated car parking spaces



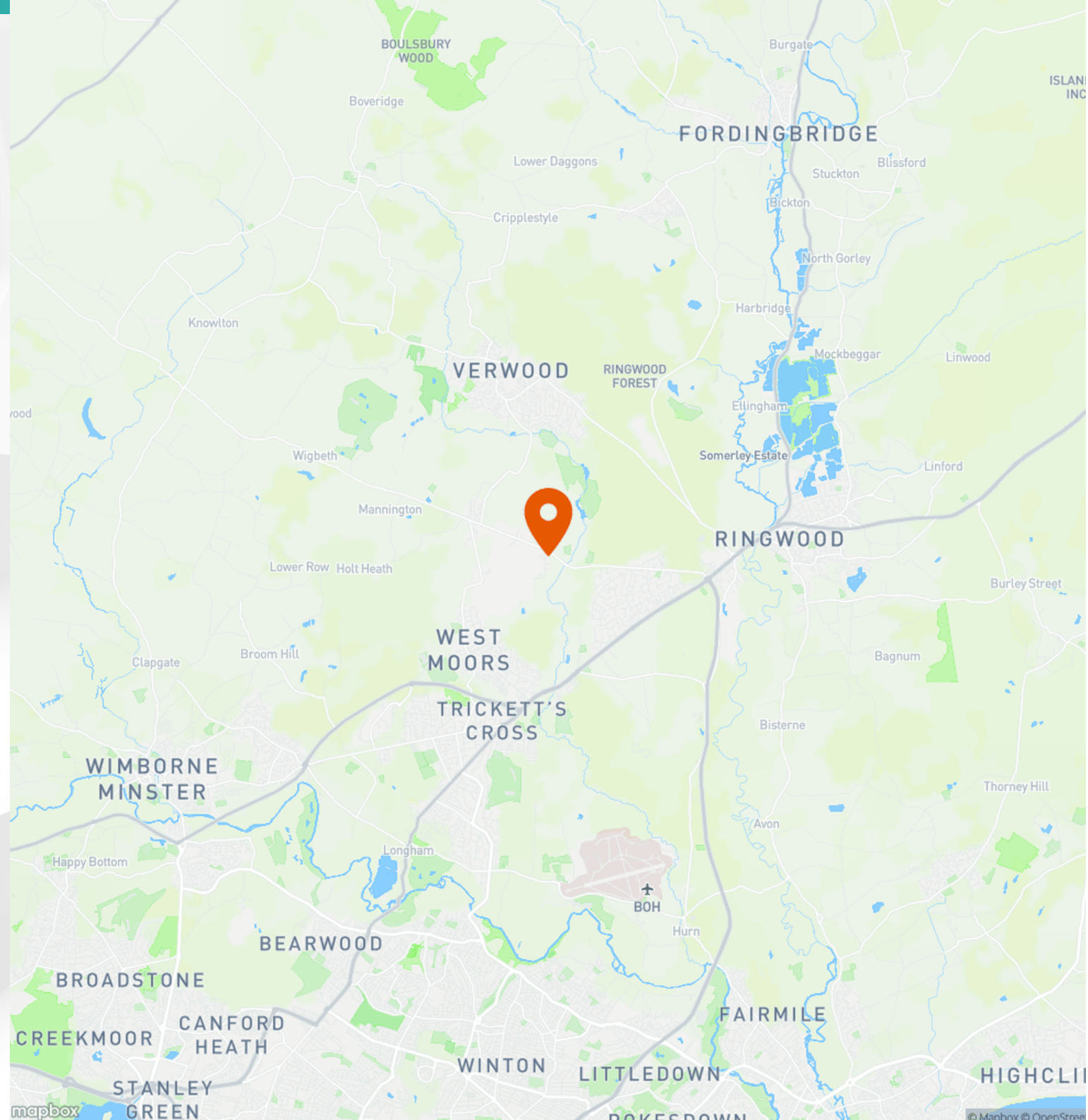


# Location



**23 Liberty Close, Woolsbridge Industrial Estate, Three Legged Cross, Wimborne, BH21 6SY**

The unit is accessed via Old Barn Farm Road which is the main estate road through the well established Woolsbridge Industrial Estate. It is approximately 2.5 miles distant from the A31/A338 which provides good access across the Bournemouth, Poole and Christchurch conurbation.









# Further Details

## Description

This mid-terrace premises is of steel frame construction with block work inner, brick outer elevations with steel cladding to the upper elevations. There is a mono-pitched roof which has been over-clad with new insulated steel cladding. The internal eaves height is approximately 3.3m and the highest pitch is approx. 5.3m. Loading is by way of a roller shutter door measuring approx. 3.5m W x 4.5m H. There are windows at ground and first floor levels in the front elevation. There are LED lights in the warehouse and 3 phase electricity is available.

There is a personnel door providing access to the ground floor reception/office and W.C facilities. There is a mezzanine fitted as offices with a kitchenette, suspended ceiling, LED lighting and air conditioning. Externally, there are 6 allocated car parking spaces.

## Terms

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

## Estate Service Charge

An estate service charge is payable in respect of the upkeep, maintenance and management of the common parts of the estate. We have been advised this is currently budgeted at approx. £70 per quarter plus VAT.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,911	177.54
1st	344	31.96
<b>Total</b>	<b>2,255</b>	<b>209.50</b>

## 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.

## 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.

## Agents Note

Vail Williams must disclose that an LLP member of the company has an interest in this property.





## Enquiries & Viewings



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**Vail  
Williams**

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