



RENT INCENTIVES AVAILABLE

**SUITE 5-7 COBHAM HOUSE, 27 COBHAM ROAD,
WIMBORNE, BH21 7PE**

OFFICE TO LET

1,430 SQ FT (132.85 SQ M)



Summary

OFFICE SUITE TO LET

Available Size	1,430 sq ft
Rent	£15,160 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Rateable Value	£11,250 from 1.4.26
Service Charge	£700 per month exclusive of VAT
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

- Occupation available within 48 hours
- Allocated car parking
- Flexible lease terms
- Direct estate access to A31



Location



**Suite 5-7 Cobham House 27
Cobham Road, Ferndown
Industrial Estate, Wimborne,
BH21 7PE**

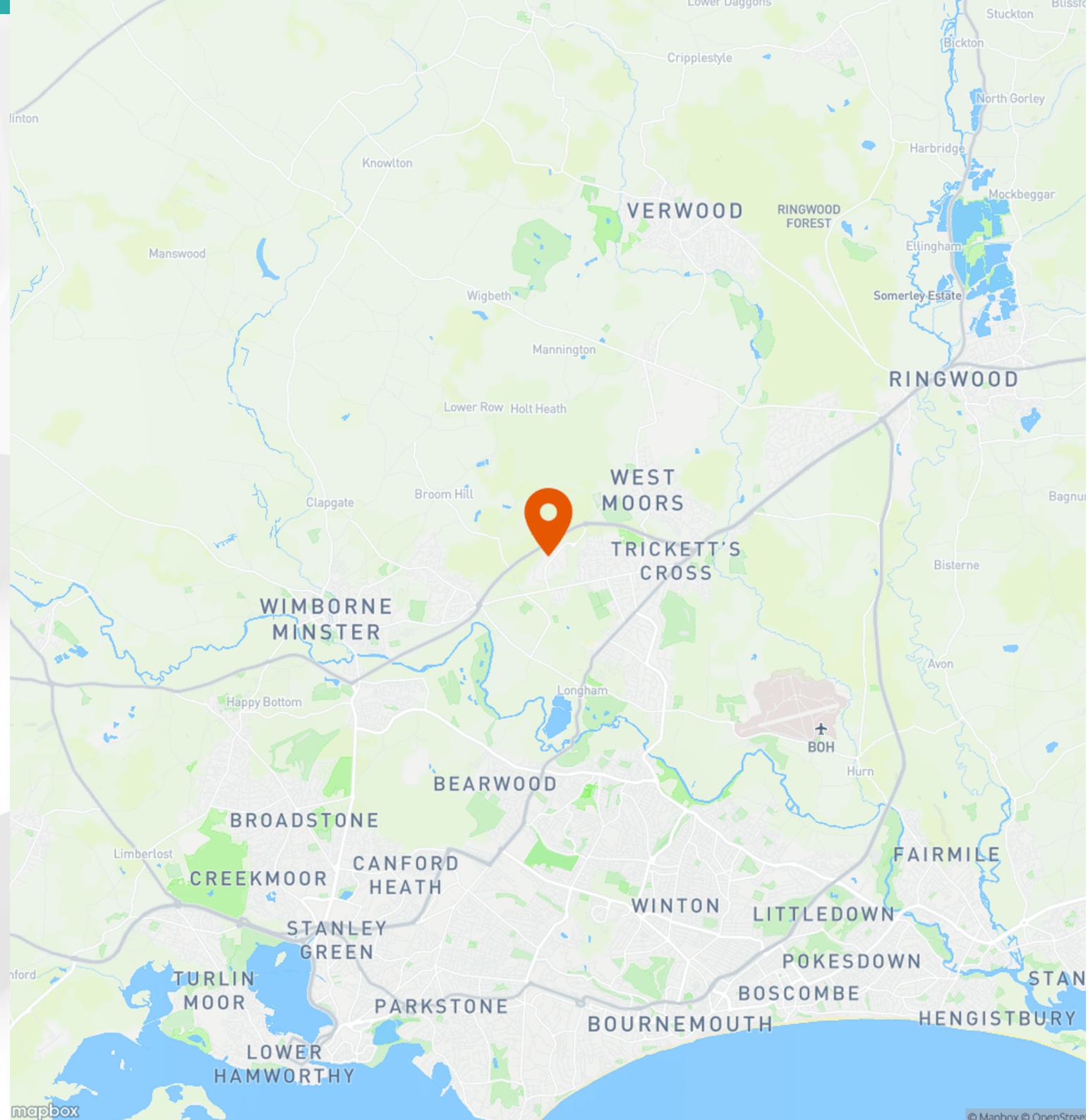
Cobham House occupies a prominent position fronting Cobham Road, the main spine road through Ferndown Industrial Estate which is one of Dorset's premier estates with direct access onto the A31.

This estate is located approximately 10 miles north of Bournemouth, 6 miles west of Bournemouth Airport and 7 miles south-west of Ringwood.

With direct access onto the A31 dual carriageway, the estate benefits from excellent communications to the principal populated centres of Bournemouth, Poole, Wimborne and Ringwood.

The A31 connects with the M27 which provides links to London and beyond.

Occupiers on the estate include Greggs, Subway and Anytime Fitness.





← FIRE EXIT

Marketing & Operations

Marketing	2024
Operations	2024
Customer Service	2024
Product Development	2024
Quality Assurance	2024
Logistics	2024
Finance	2024
HR	2024
IT	2024
Legal	2024
Compliance	2024

Calendar

Jan	1
Feb	1
Mar	1
Apr	1
May	1
Jun	1
Jul	1
Aug	1
Sep	1
Oct	1
Nov	1
Dec	1

Further Details

Description

Cobham House is a detached, 3-storey office building with newly clad elevations and UPVC double glazed windows. The suite is located on the 1st floor with stair access. The suite benefits from its own W.C facilities, kitchenette and the following specification:

- Suspended ceilings
- Carpets
- Kitchenette facilities
- Perimeter trunking
- Sub meters for electricity

Externally, there is allocated car parking.

Accommodation

The accommodation comprises of the following office suites. Rents are quoted per annum exclusive of VAT, business rates, service charge, utilities and any other outgoings.

Name	sq ft	Rent
1st - Suite 5-7	1,430	£15,160 /annum

Viewings

Strictly prior appointment through the agents, Vail Williams, through whom all negotiations must be conducted.

Terms

The suite is available by way of new effective FRI leases for a negotiable term, incorporating upward only, open market rent reviews. Occupation can be granted within 48 hours (subject to terms).

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 bear their own legal costs.

Parking

6 Parking Spaces

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or 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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**Vail
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[View on our website](#)