sibbett gregory



TO LET

Unit D1 Stirling Business Park, Nimrod Way, Ferndown Industrial Estate, Ferndown, BH21 7SH

INDUSTRIAL/WAREHOUSE PREMISES

- Approximately 5,384 sq ft (500.2 sq m)
- End-of-terrace unit
- 14 on-site parking spaces
- £53,800 per annum
- Located on the Ferndown Industrial Estate
- Available immediately

Unit D1 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 a semi-detached, industrial/warehouse building occupying a prominent corner position at Stirling Business Park. The property is of steel portal frame construction with a pitched insulated steel clad roof incorporating daylight panels. The premises have cavity brick/blockwork walls with steel cladding above. The internal eaves height is approx. 6.1m. The ground floor has a small reception office together with two WC's and a kitchen point. The first floor mezzanine is fitted out to provide 3 offices, 2 WC's and a large kitchen/rest area. The property has a gross internal area of approx. 500.2 sq m (5,384 sq ft).

The property has the following features:

- Reinforced concrete floor
- Personnel door and rear fire escape door
- Electric roller shutter door of approx. 3.56M wide X 3.94M high
- 3-phase electricity
- Gas supply – no meter fitted
- 14 on site car parking spaces

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	5,384	500.19	Available

TENURE

The property is available by way of a new Full Repairing and Insuring lease for a term to be agreed.

RENT

£53,800 per annum exclusive of business rates, service charge and VAT.

BUSINESS RATES

The Valuation Office Agency states that the property has a rateable value of £62,000 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.

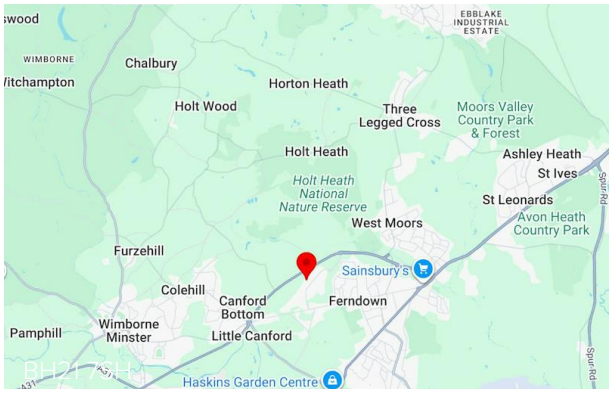
EPC

The property has a rating of C-56.

LEGAL COSTS

Each party to bear their own legal costs.





SUMMARY

Available Size	5,384 sq ft
Rent	£53,800 per annum
Rateable Value	£62,000
EPC Rating	C (56)

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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