

19 FERNDOWN BUSINESS CENTRE, COBHAM ROAD,
FERNDOWN, BH21 7PE



INDUSTRIAL/WAREHOUSE UNIT TO LET



KEY FEATURES

- Personnel entrance door
- Electric roller shutter door
- Office facilities
- 10 car parking



5,270 sq ft (490 sq m) Approx. Gross Internal Area

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LOCATION

The property is situated within a mixed development of office and industrial/warehouse premises with direct access from Cobham Road, the main spine road through the Ferndown Estate, and only a quarter of a mile from the junction with A31 (T) giving dual carriageway/motorway access to London (via the M27 and M3).

DESCRIPTION

The property comprises a semi-detached single storey industrial building with brick elevations and a steel portal frame supported on brick piers beneath a pitched roof.

Internally, there are office facilities along with a kitchenette and WC facilities. The office facilities benefit from perimeter trunking and fluorescent strip lighting.



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SCHEDULE OF AREAS (GROSS INTERNAL AREA)

Description	Sq Ft	Sq M
Ground Floor Offices and Warehouse	5,270	489
Mezzanine (restricted height)	600	56
Total Approximate GIA	5,270	489

(Measured in accordance with the RICS Code of Measuring Practice 6th Edition)

SPECIFICATION

- Personnel entrance door
- Semi-detached unit
- Ground floor offices
- There is an area of boarded mezzanine floor (restricted headroom)
- WCs
- Approx. internal eaves height 4 m (13 ft)
- Electric roller shutter loading door
- Car parking (10 spaces)

PLANNING

Interested parties are advised to make their own enquiries through the Planning Department of East Dorset District Council (Tel: 01202 886201) in connection with their own proposed use of the property.

TENURE

The premises are available to let by way of a new full repairing and insuring lease on terms to be agreed.

RENT

£36,000 plus VAT per annum exclusive.

The annual rent quoted is exclusive of business rates, VAT, service charge, insurance premiums and all other outgoings payable quarterly in advance.

BUSINESS RATES

We are advised by the Valuation Office Agency website (www.voa.gov.uk) that the property has a rateable value in the Rating List of £30,000.

However, we would advise an interested party to confirm the accuracy of this information.

SERVICE CHARGE

There is a service charge payable in respect of upkeep, management and maintenance of common parts etc.

The service charge payable is £160 plus VAT per quarter.

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EPC

Energy Performance Rating: D97
Reference Number: 0610-0235-7849-7100-7096

LEGAL COSTS

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

SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

VIEWING

Strictly by appointment through the joint sole agents below.

CONTACTS

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SUBJECT TO CONTRACT
January 2019

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