

# TO LET

## MODERN INDUSTRIAL/WAREHOUSE PREMISES

Unit 33  
Axis 31  
Woolsbridge Industrial Park  
Oak Field Road  
Three Legged Cross  
Wimborne BH21 6FE

1,055 sq ft (98 sq m) approx gross internal area

**£16,350 plus VAT per annum exclusive**



## LOCATION

Axis 31 is a modern commercial development situated approximately 3 miles from the junction of the A31 / A338 providing access to the Bournemouth / Poole conurbation and the national motorway network via the A31 /M27.

The rear elevation of Unit 33 faces the main Axis 31 Estate Road.

## DESCRIPTION

Unit 33 is an end of terrace property constructed with the following features:

- ❖ Brick outer, blockwork inner wall construction with composite panel cladding to upper elevations
- ❖ Steel clad insulated roof incorporating daylight panels
- ❖ Steel portal frame
- ❖ Feature double glazed windows at ground and first floor
- ❖ Internal eaves height approx 7m
- ❖ Power floated concrete floor
- ❖ LED light
- ❖ Electric loading door 3.15m width and 6.24m height
- ❖ Teapoint
- ❖ Unisex disabled WC
- ❖ Personnel door
- ❖ 3 allocated car parking spaces and loading bay

## SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

## SERVICE CHARGE

There is a service charge payable in respect of the upkeep, management and maintenance of common parts of the Estate which is currently budgeted at £540 + VAT per annum.

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.

## TENURE

The premises are available to let on a new full repairing and insuring lease for a term to be agreed incorporating 3 yearly upward only open market rent reviews.

## RENT

£16,350 plus VAT per annum exclusive

The rent quoted is exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings.

## ENERGY PERFORMANCE CERTIFICATE

Assessment - Band B (37)

The full EPC and recommendations report are available on request.

## BUSINESS RATES (source: [www.voa.gov.uk](http://www.voa.gov.uk))

Rateable Value: £14,250 (Aug 2024 to present)

## PLANNING

The landlord will allow light industrial and warehouse uses. However, in accordance with our normal practice we advise all interested parties to make their own enquiries through the Planning Department of Dorset Council (East Dorset) tel: 01305 251000 in connection with their own proposed use of the property.

## LEGAL COSTS

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



## ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint sole agents:



Steven Tomkins  
[stevet@nettsawyer.co.uk](mailto:stevet@nettsawyer.co.uk)  
01202 550246

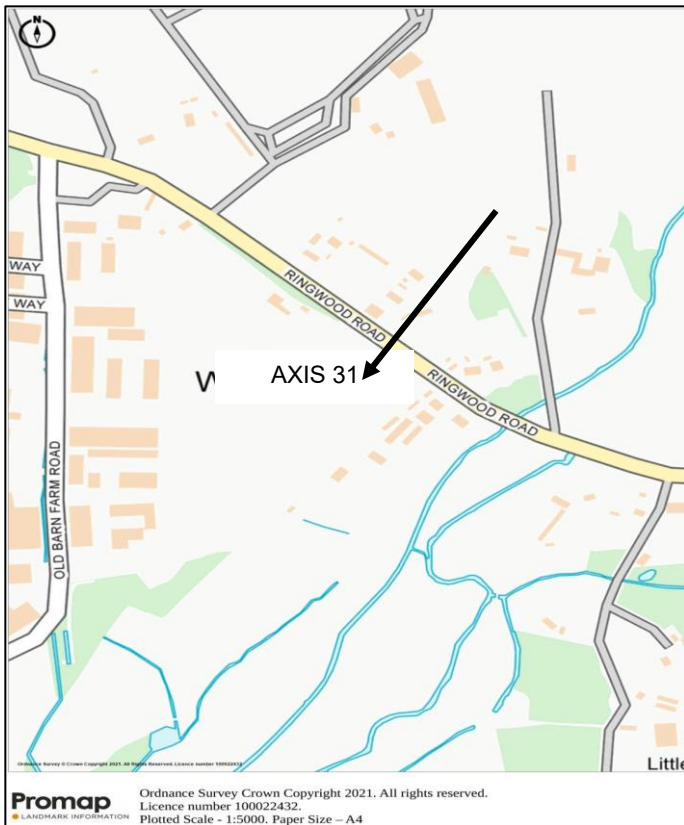


Joe Holderness  
[Joseph.holderness@goadsby.com](mailto:Joseph.holderness@goadsby.com)  
07879 435387

## CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)



**not to scale  
for identification purposes only**

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