

# TO LET

## INDUSTRIAL / WAREHOUSE PREMISES WITH MEZZANINE

**Unit 19**  
**Drewitt Industrial Estate**  
**865 Ringwood Road**  
**Bournemouth, BH11 8LL**

**1,475 sq ft (137 m<sup>2</sup>)**  
**Plus boarded mezzanine floor 1,510 sq ft (140 m<sup>2</sup>)**  
**Approx. gross internal area**

**£20,750 plus VAT per annum exclusive**



## LOCATION

The premises are situated on the Drewitt Industrial Estate which is accessed from Ringwood Road (A348) in Wallisdown, Bournemouth. The entrance to the Industrial Estate is adjacent to Drewitt House via a service road directly from Ringwood Road. The Industrial Estate is adjacent to Turbary Retail Park approximately 5 miles from Bournemouth and Poole Town Centres.

## DESCRIPTION

The property comprises an end of terrace industrial / warehouse unit constructed of brick/block lower elevations with profile cladding above and a steel portal frame supporting a pitched roof incorporating daylight panels.

The unit has a mezzanine floor over the entire ground floor area.

The property benefits from the following features:-

- ❖ Personnel entrance door with security gate
- ❖ Reception/office
- ❖ WC facility
- ❖ Teapoint
- ❖ Roller shutter loading door approx. 3m wide x 4.5m high
- ❖ LED lighting
- ❖ Boarded mezzanine floor covering the ground floor area. Height to underside of mezzanine steel beam approx. 2.55m (We have no confirmation that the mezzanine floor has any relevant statutory consents)
- ❖ Parking and loading on the forecourt



Mezzanine

## SERVICES

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

## PLANNING

In accordance with our normal practice we advise all interested parties to make their own enquiries through the Planning Department of BCP Council (Bournemouth) (tel: 01202 451451) in connection with their own proposed use of the property.

## ACCOMMODATION

Ground floor industrial/warehouse 1,475 sq ft 137 m<sup>2</sup>  
office & WC

Mezzanine floor 1,510 sq ft 140 m<sup>2</sup>

**TOTAL 2985 sq ft 277 m<sup>2</sup>**

## 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

**£20,750** plus VAT per annum exclusive.

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

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.

## LEGAL COSTS

Each party to pay their own legal costs provided the standard lease for the industrial estate is accepted.

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

Rateable Value: £25,000 (From 1<sup>st</sup> April 2026)

## SERVICE CHARGE

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. We are advised there is an annual Estate maintenance charge payable in respect of the property which is currently £1,174 plus VAT per annum fixed until 1<sup>st</sup> April 2032.

## ENERGY PERFORMANCE CERTIFICATE

Assessment – Band E (120).

The full EPC and recommendation report are available on request.

## 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.

## 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](#)

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-



Steven Tomkins  
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01202 550246



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