



Unit 6E, Uddens Trading Estate, Wimborne, BH21 7LQ

This 1,130 sq ft industrial unit offers practical, well-presented space with a metal roller shutter door and is located on the established Uddens Trading Estate, benefiting from immediate access to the A31 and excellent links across Dorset, Poole, Bournemouth, and the M27/M3 corridor.

 1100.00 sq ft

- 1,130 sq ft industrial/workshop space
 - 3-phase electricity supply
 - Flexible lease options available
- Metal roller shutter door
- Suitable for a range of uses
- Available immediately

£14,400 Per Annum + VAT

THE PROPERTY

46'7" x 24'0"

This versatile 1,130 sq ft industrial unit offers practical and well-presented space suitable for a wide range of business uses. The property benefits from a metal roller shutter door (4.61m (15'1") x 5.44m (17'10")), providing easy access for loading and unloading, along with a kitchenette and WC facilities for staff convenience.

The unit is equipped with 3-phase electricity, making it ideal for businesses requiring heavier machinery or more robust power capacity. Situated within an established and thriving commercial location, the property is surrounded by a variety of long-standing and reputable businesses, contributing to a busy and supportive trading environment.

THE LOCATION

Uddens Trading Estate is a well-established commercial and industrial location situated between Wimborne and Ferndown, offering excellent connectivity with immediate access to the A31, which links directly to the wider Dorset road network, Poole, Bournemouth, and the M27/M3 corridor. The estate accommodates a diverse mix of businesses and forms part of a long-standing employment area with practical transport links and strong regional accessibility. Positioned within the Dorset Council jurisdiction, the area benefits from local authority services and is recognised as a thriving commercial hub in the South West.

THE SITUATION

The unit is currently vacant and ready for immediate occupation, offering an ideal opportunity for a business seeking prompt relocation or expansion. Its availability ensures a smooth and efficient move-in process, with flexible lease terms able to accommodate a variety of operational needs. Positioned within an established industrial estate, the unit provides a practical solution for businesses looking to secure functional space without delay.

LOCAL AUTHORITY

Dorset Council - 01305 221000

Business Rates:

Rateable Value - £8,600pa

WHAT 3 WORDS

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SERVICES

3-phase electricity supply

Main water and drainage

EPC

Energy Rating - 88/ D

CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- www.leasingbusinesspremise.co.uk.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

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



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