

TO LET

Modern Industrial / Warehouse Premises

**Unit 11, Westcroft
Business Park, Oakdene
Drive, Three Legged
Cross, Wimborne, Dorset,
BH21 6FQ**

Key Features

- Gross Internal Area 949 Sq. Ft. (88 Sq. M.)
- High Specification
- Ready For Occupation
- 3 Parking Spaces
- Internal Eaves Height approx. 5.7m
- Available on a New Lease at a Rental of £16,000 Per Annum, Exclusive



Location

Westcroft Business Park is situated approximately 3 miles north-west of the A31 on Ringwood Road. The A31 provides connections to the M27/M3 to the east and A35 to the west.

Specification

The unit has been built in accordance with the following high specification:-

- Blockwork inner wall construction with insulated horizontal cladding to the external elevations
- Steel clad insulated roof incorporating daylight panels
- Steel portal frame construction
- Double height glazed panel on front elevation
- Internal eaves height approx 5.7m
- Power floated concrete floor
- Insulated electric loading door
- 3 phase electricity and telecom
- Unisex W.C
- Personnel door
- Superfast broadband available
- LED lighting
- Allocated car parking



What3words: **scrolled.early.caskets**

Accommodation

Floor Areas	Sq Ft	Sq M
Total Gross Internal Area	949	88

Areas stated on a Gross Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

GET IN TOUCH: 01202 887 555 | www.mavarealestate.co.uk



Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £16,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Please note VAT is payable on the rents.

Planning

Planning permission has been granted for B1(b), B1(c) and B8 use between the permitted working hours of 07:00 to 21:00 Monday to Saturday. Sunday and public holiday activities shall be restricted to internal office work/administrative tasks only and shall not include deliveries to or dispatches from the site.

EPC

Asset Rating B (30)

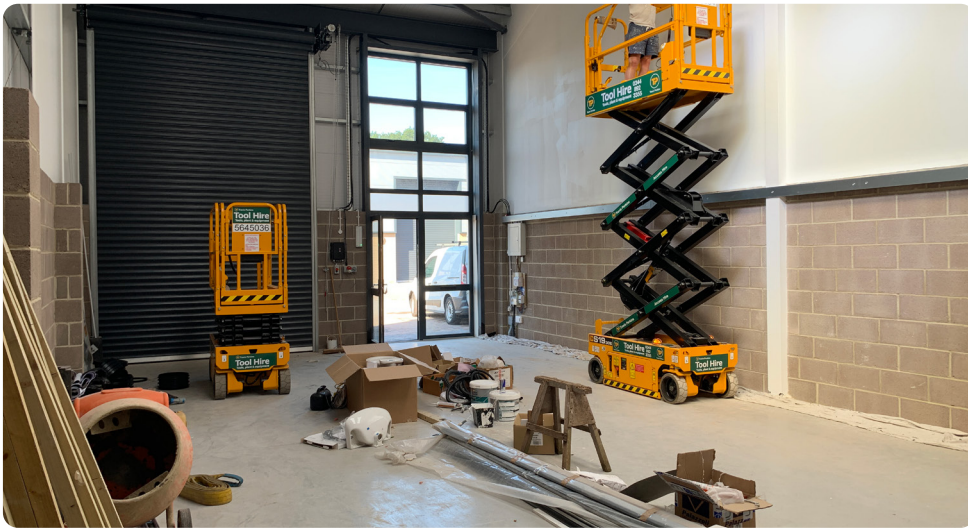
Rateable Value

Rating £13,000
Source www.gov.uk/find-business-rates

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.





Viewings & Further Information

Strictly by prior appointment through the agents Mava Real Estate, through whom all negotiations must be conducted.

Ben Simpkin | 07871 373 069 | bsimpkin@mavarealestate.co.uk

Dominic Street | 07443 277 559 | dstreet@mavarealestate.co.uk

Clare Julyan | 01202 887 555 | cjulyan@mavarealestate.co.uk



These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or mis-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.