

FOR SALE

Warehouse/Industrial Freehold Building

**21-23 Telford Road,
Ferndown Industrial
Estate, Wimborne, Dorset,
BH21 7QS**

Key Features

- Three-Phase Electricity Supply
- 9 Car Parking Spaces
- Two Roller Shutters
- Gross Internal Area - 4,848 Sq. Ft. (450.56 Sq. M.)
- Vacant Possession
- Offers invited in the region of £395,000 for the freehold interest



Location

The property is accessed via an estate road off Telford Road, which connects to Cobham Road, the main thoroughfare through Ferndown Industrial Estate. Located approximately six miles north of Bournemouth town centre, the estate serves the wider Bournemouth and Poole area, while also being conveniently close to Ferndown and Wimborne.

The Ferndown Bypass runs directly north of the estate, providing easy access to the A31 dual carriageway and, ultimately, the national motorway network.

Ferndown Industrial Estate is an established, sought-after industrial location that is popular with both local and national occupiers.

Description

The property, which has historically been used as an MOT garage, comprises a mid-terraced industrial unit of brick construction with pitched steel framed roof. The front of the building is two storey with offices at first floor.

The buildings benefit from approximately 7 forecourt parking spaces, with a further 2 allocated parking spaces at the end of Telford Road on unbuilt land.

The building has two separate three-phase electric supplies, a gas supply with gas boiler (condition unknown) and 2 roller shutters measuring 3.17m wide by 2.76m high (one electric).

Within the main warehouse space, eaves height of 3.43m and ridge height of 5m. Minimum head height at front of unit is 2.67m.



What3words: **sculpture.target.leaps**

Tenure

Freehold



Terms

Offers Invited in the region of £395,000 for the freehold interest in the property with the benefit of vacant possession.

VAT

It is understood VAT is applicable to this transaction.

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor Warehouse	4,085	380
First Floor Office	763	70.95
Total Gross Internal Area	4,848	450.56

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

Planning

All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating G (163)

Rateable Value

Rating £30,250
Source www.gov.uk/find-business-rates

Money Laundering

All prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.

Important Notice

The marketing of these premises is being undertaken in order to mitigate the losses of the landlord and those of the tenant but strictly without prejudice to the rights of the landlord in respect of arrears of rent, current and future rents and other obligations of the tenant.





Contact Us

To discuss any aspect of this property or the disposal process, please contact the sellers sole agent:

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