

01329 221199

eddisons.com

INDUSTRIAL/OFFICE - FOR SALE

Eddisons



Unit 3 Enterprise Park, Black Moor Road, Ebblake Industrial Estate, Verwood  
BH31 6YS

PRICE £190,000

181.5 sq m (1,954 sq ft) GIA

- Freehold For Sale
- Vacant Possession
- Close To Town Centre
- Situated On An Established Business Park

## LOCATION

The property is located in Verwood. A small town situated approximately 10 mile north of the growing city of Bournemouth, a hub for commercial activity in Dorset. Verwood is positioned a short car journey from the A31 at Ringwood providing access to the wider road network north east to Southampton and south west to Dorchester and Weymouth.

The property itself is positioned on an established business park with nearby occupants including; Southern Cooling Solutions Limited, Custom Creations Furniture and 1st for Floors and Beds.

## DESCRIPTION

The property comprises a mid-terrace industrial/office unit of part brick, part profile clad elevations. Internally, the unit has been altered to provide office accommodation over part of the ground floor and the mezzanine floor, while retaining a small workshop (with shutter access) to the ground floor front elevation.

The premises benefits from two toilets and a kitchenette in addition to cellular office accommodation. The unit benefits from 4 allocated car parking spaces to the front with a loading bay.

It is considered that the mezzanine could be removed and much of the internal offices reconfigured to provide more open plan accommodation with improved floor to eaves clearance.

## PRICE

The property is available to purchase Freehold with Vacant Possession at a guide price of £190,000 exclusive.

## VAT

Further details available on request.

## BUSINESS RATES

The property has a current rateable value of £10,750. You may be able to qualify for 100% business rate relief. You should make further enquiries with the rating authority prior to making a commitment to purchase the property.

## SERVICE CHARGE

Further details available on request.

## LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

## EPC

E (125)

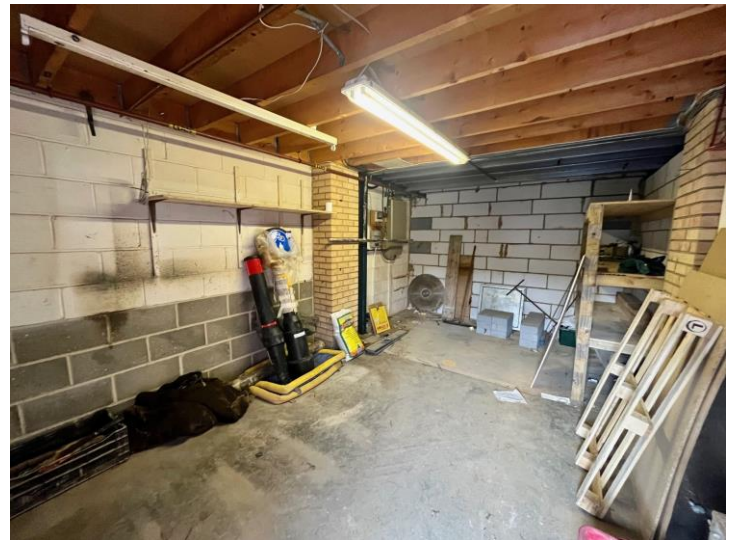
## VIEWING

Strictly by appointment with the sole agents:-

**Eddisons**  
**incorporating Daniells Harrison**

Nick Holtby  
01329 221199  
Nicholas.Holtby@eddisons.com

Date: 20 September 2023



For more information, visit [eddisons.com](http://eddisons.com)  
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