

TO LET

LIGHT INDUSTRIAL PREMISES WITH OFFICE

Unit 73 Cobham Road
Ferndown Industrial Estate
Wimborne, BH21 7QE

1,743 sq ft (162 sq m)
Approx. gross internal area

Rent: £16,500 plus VAT per annum exclusive



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Plotted Scale - 1:5000. Paper Size - A4



LOCATION

The property is accessed via a service road from Cobham Road, the main arterial road running through the Ferndown Industrial Estate with direct access onto the A31.

The A31 provides dual carriageway access to the M27/ motorway network beyond and the A338 in the east and single carriageway access to Wimborne and the A35 in the West.

DESCRIPTION

The premises comprise a mid-terrace industrial unit of brick elevations clad on the front, with a steel portal frame supporting a pitched roof incorporating daylight panels.

Features include:-

- ❖ Personnel door
- ❖ Partitioned office
- ❖ 2 WC's
- ❖ Internal eaves height approx. 3m
- ❖ Sectional up and over loading door measuring approx. 3m wide x 2.6m high
- ❖ 4 car parking spaces

PLANNING

In accordance with our normal practice we advise all interested parties to make their own enquiries through the Planning Department of Dorset Council (East Dorset tel: 01202 795031) in connection with their own proposed use of the property

SERVICES

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

TENURE

The property is 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

£16,500 plus VAT per annum exclusive.

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

BUSINESS RATES (source: www.voa.gov.uk)

Rateable value: £11,000 (From 1st April 2023)

Rateable value: £13,250 (From 1st 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 would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Awaiting report.

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.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agents:-



Steven Tomkins
stevet@nettsawyer.co.uk
01202 550246

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](#)