



UNIT 12a, ENTERPRISE PARK

A semi-detached business unit.
APPROX: 1,550 sqft (144 sqm)

Modern semi-detached business unit in a well established location.

- | New Lease
- | Parking
- | Good location

TO LET £14,250 pa

DORSET, BH31 6YS

**WOOLLEY
& WALLIS**

Location

The Ebblake Industrial Estate is a popular business location situated on the southern outskirts of Verwood adjoining the B3081. Unit 12 is located in a prominent position in the middle of the Estate. The B3081 links the A31 approximately 3½ miles to the South, and the A31 connects with the national motorway network via the M3 and M27 to the East. Bournemouth is located approximately 12 miles to the South and Southampton approximately 25 miles to the East.

Description

The premises comprise a steel frame modern semi-detached business unit, currently fitted out as a karate studio, with a carpeted reception and main training area. To the rear of the property is a kitchen and WC. A small mezzanine covers part of the unit allowing additional storage space. There is parking for up to four cars to the front of the premises and additional shared parking to the rear.

Accommodation

Approximate Gross Internal Areas

	M2	FT2
Ground Floor reception	36.12	388
Ground floor warehouse	84.8	912
Mezzanine	23.2	250
Total	144	1,550

Lease

Available on a new full repairing and insuring lease for a term to be agreed.

Rent

£14,250 per annum.

Rent quoted is exclusive of VAT (understood to be applicable), business rates (if applicable), buildings insurance, Estate Service Charge and all other outgoings.

Services

We understand that mains electricity, gas, water, and drainage are all connected to the property. Woolley & Wallis Commercial have not tested the services mentioned in these particulars.

Insurance

The Landlord is responsible for insuring the premises and the Tenant pays a proportion of the insurance premium.

Service Charge

The service charge for the current year is £352.75 (inc of VAT) while the contribution towards buildings insurance is £713.45.

Business Rates

Rateable Value: £11,250

The Small Business Rate Multiplier for the year 2025/26 is 49.9p in the £. However, where the Rateable Value is less than £12,000, qualifying occupiers may claim Small Business Rate Relief (currently 100%) resulting in no rates being payable.

Planning

Prospective tenants must satisfy themselves as to the permitted planning uses for the property.

Legal Costs

Each party to pay their own.

Code of Practice

You should be aware that the Code of Practice on commercial leases in England and Wales recommends that you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website www.commercialleasecode.co.uk

References

Financial and accountancy references may be sought from any prospective tenant prior to agreement.

EPC

D (85) expiring on the 20/01/2030.

Viewings

Strictly by appointment only through Woolley & Wallis Commercial (01722 330333). Please ask for Megan Young.

AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in April 2025.

51-61 Castle Street | Salisbury | Wiltshire | SP1 3SU
01722 330333 | commercial@w-w.co.uk
w-w.co.uk

