

TO LET

MODERN INDUSTRIAL / WAREHOUSE PREMISES

Unit 7 Cobham Business Centre
Cobham Road
Ferndown Industrial Estate
Wimborne
BH21 7BX

870 sq ft (81 m²) approx. gross internal area

£13,500 plus VAT per annum exclusive





THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.

LOCATION

The property is located on a modern development of industrial/warehouse units on Cobham Road on the popular and well established Ferndown Industrial Estate only a quarter of a mile from the junction with the A31 giving dual carriageway/motorway access to London (via the M27 and M3) to the east. The A31 links to the A35/Devon to the west and the A338/Bournemouth to the south.

DESCRIPTION

This semi-detached unit forms part of the Cobham Business Centre development. Features of the property include:-

- ❖ Brick outer, blockwork inner wall construction to lower elevations
- ❖ Steel cladding to upper elevations
- ❖ Steel clad insulated roof incorporating daylight panels
- ❖ Teapoint
- ❖ Power floated concrete floor
- ❖ LED light
- ❖ Electric roller shutter loading door measuring approximately 2.9m wide x 6.1m high
- ❖ Ground and first floor uPVC double glazed windows
- ❖ Internal eaves height approx. 7.2 m
- ❖ Unisex WC
- ❖ Personnel entrance door with security shutter
- ❖ Three allocated car parking spaces

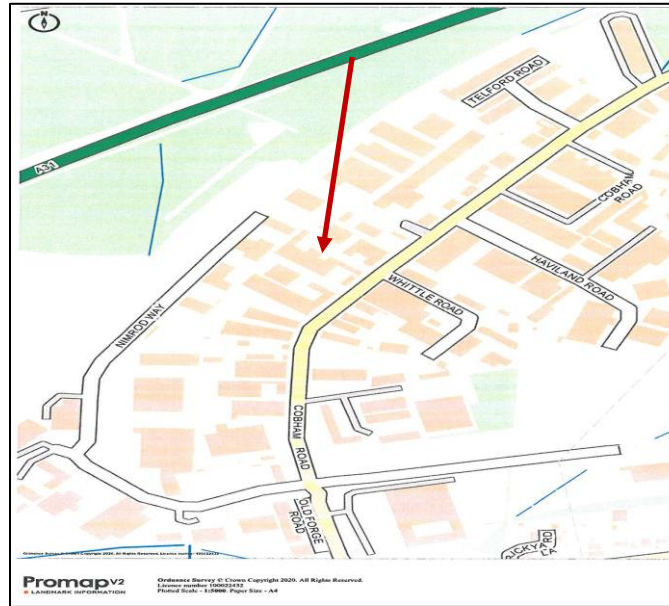
SERVICES

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

TENURE

The premises are available to let on a new full repairing and insuring lease for a term to be agreed incorporating open market upward only rent reviews.

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RENT

£13,500 plus VAT per annum. The rent quoted is exclusive of VAT, business rates, service charge, insurance premium and all other outgoings.

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.

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

Rateable value: £13,250 (From 1st April 2026)

SERVICE CHARGE

A service charge is levied in respect of the upkeep, management and maintenance of common parts of Cobham Business Centre. We have been advised by our client the current service charge budget is £90 plus VAT per quarter.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band A (25)

The full EPC and recommendations report are available on request.

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 556491

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](#)