

TO LET

INDUSTRIAL/WAREHOUSE WITH FIRST FLOOR OFFICES

Unit 85
Condor Close
Woolsbridge Industrial Estate
Three Legged Cross
Wimborne
BH21 6SU

4,180 sq ft (388 m²)
Approx gross internal area

£32,000 plus VAT per annum exclusive



LOCATION

The property is situated on the Woolsbridge Industrial Estate approximately 3 miles from the junction of the A31/A338 providing access to the Bournemouth/Poole conurbation and the national motorway network via the A31/M27.

DESCRIPTION

The property comprises a mid terrace unit of brick /block lower elevations with profiled cladding to upper elevations and a steel portal frame supporting a pitched roof incorporating translucent daylight panels.

Features include:-

- ❖ Personnel door
- ❖ Ground floor reception/office
- ❖ First floor offices partitioned into 4 rooms with suspended ceilings, lighting and carpets
- ❖ 2 WCs
- ❖ Up and over sectional loading door measuring approx. 3.8m wide x 4.7m high
- ❖ Internal eaves height approx. 5.5m
- ❖ Externally there is allocated car parking and loading to the front of the property

ACCOMMODATION

Ground floor including Reception/office, WCs, factory	3,032 sq ft	281.7 m ²
First floor office	1,148 sq ft	106.6 m ²
TOTAL	4,180 sq ft	388.3 m²

Measured on a gross internal basis.

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.

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

RENT

£32,000 plus VAT per annum exclusive.

The annual rental is exclusive of business rates, VAT, service charge, insurance premium and all other outgoings.

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

Rateable Value: £26,250 (1 April 2023- present)

LEGAL COSTS

As is customary, the ingoing tenant will be responsible for our client's reasonable legal costs incurred in the preparation and completion of the legal documentation.

SERVICE CHARGE

A service charge is levied in respect of the upkeep and maintenance of common parts of the Woolsbridge Industrial Estate. We have been advised by our client the current service charge budget applicable to this property is £440 plus VAT per annum.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band E (110).

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:-

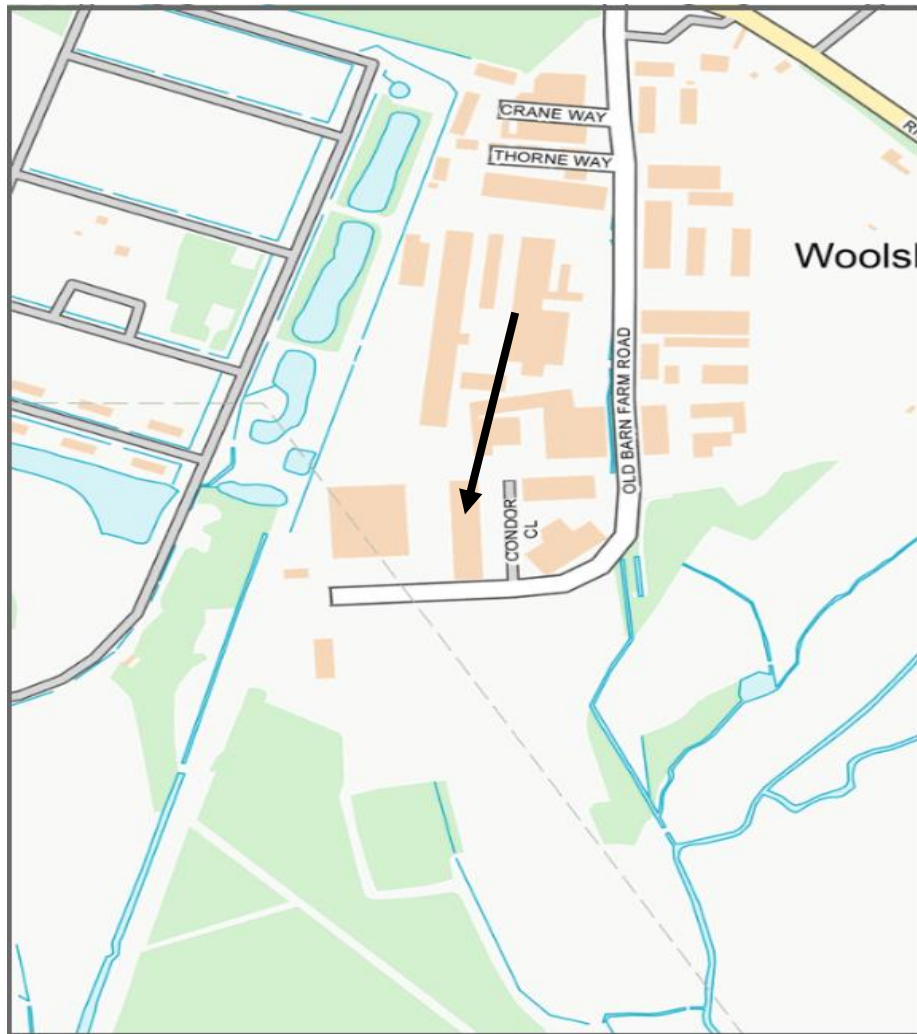


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CODE FOR LEASING BUSINESS PREMISES

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](#)



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