

TO LET

Large Industrial Warehouse with Two Storey Office Space within Extensive Plot

**10 Nimrod Way,
Ferndown Industrial Estate,
Wimborne, Dorset, BH21 7SH**

Key Features

- Gross Internal Area – 1,782 Sq. M. (19,175 Sq. Ft.)
- Covered Loading Bay with Electric Roller Shutter Doors
- Extensive plot with 'Headquarters' style building
- 63 Allocated Parking Spaces
- Potential for large rear storage yard, plot measures approx. 1 Acre (0.416 Hectares)
- Available on a new full repairing and insuring lease at a rental of £250,000 per annum, exclusive



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Minster Chambers, 43 High Street, Wimborne, Dorset, BH21 1HR



Location



What3words: [hindered.collide.thing](#)

The property occupies a prime position on Nimrod Way, connecting directly to Cobham Road within the highly regarded Ferndown Industrial Estate. Despite having a single entrance, Nimrod Way benefits from a strong flow of traffic from neighbouring occupiers and excellent HGV access.

Cobham Road, the estate's main thoroughfare, provides seamless access to the A31 (T), offering swift dual carriageway and motorway links to London via the M27 and M3.

Ferndown Industrial Estate is an established and popular industrial location, attracting both local and national occupiers. Prominent names on the estate include Porsche, Screwfix, Anytime Fitness, DPD, 4Com PLC and Carpet Barn.

The estate has seen rapid expansion in recent years, reflecting its strong demand and strategic location. 10 Nimrod Way is set to be highly sought after, offering features that newly built units cannot match, including a generous plot and detached configuration, making it a standout opportunity for businesses seeking quality, space, and convenience.

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Description

The building is a substantial detached industrial/warehouse with an attached office building situated on a substantial plot benefitting from a gated, wide entrance and 63 designated parking spaces.

The building is exceptional and a business seeking suitable premises for their headquarters will not want to miss this opportunity.

The rear plot measures approx. 1 acre and is included within the stated rental figure, this area could be improved by surfacing/building on subject to terms to create usable space for the tenant. The plot has been cleared of trees/shrubs.

Accommodation

Floor Areas	Sq Ft	Sq M
Warehouse	13,493	1,254
Ground Floor Offices	2,841	264
First Floor Offices	2,841	264
Total Gross Internal Area Approx	19,175	1,782
Site Area Approximately 2.442 Acres (0.988 Hectares)		
Rear Plot Approximately 1 Acre (0.416 Hectares)		

Areas stated on a Gross Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.



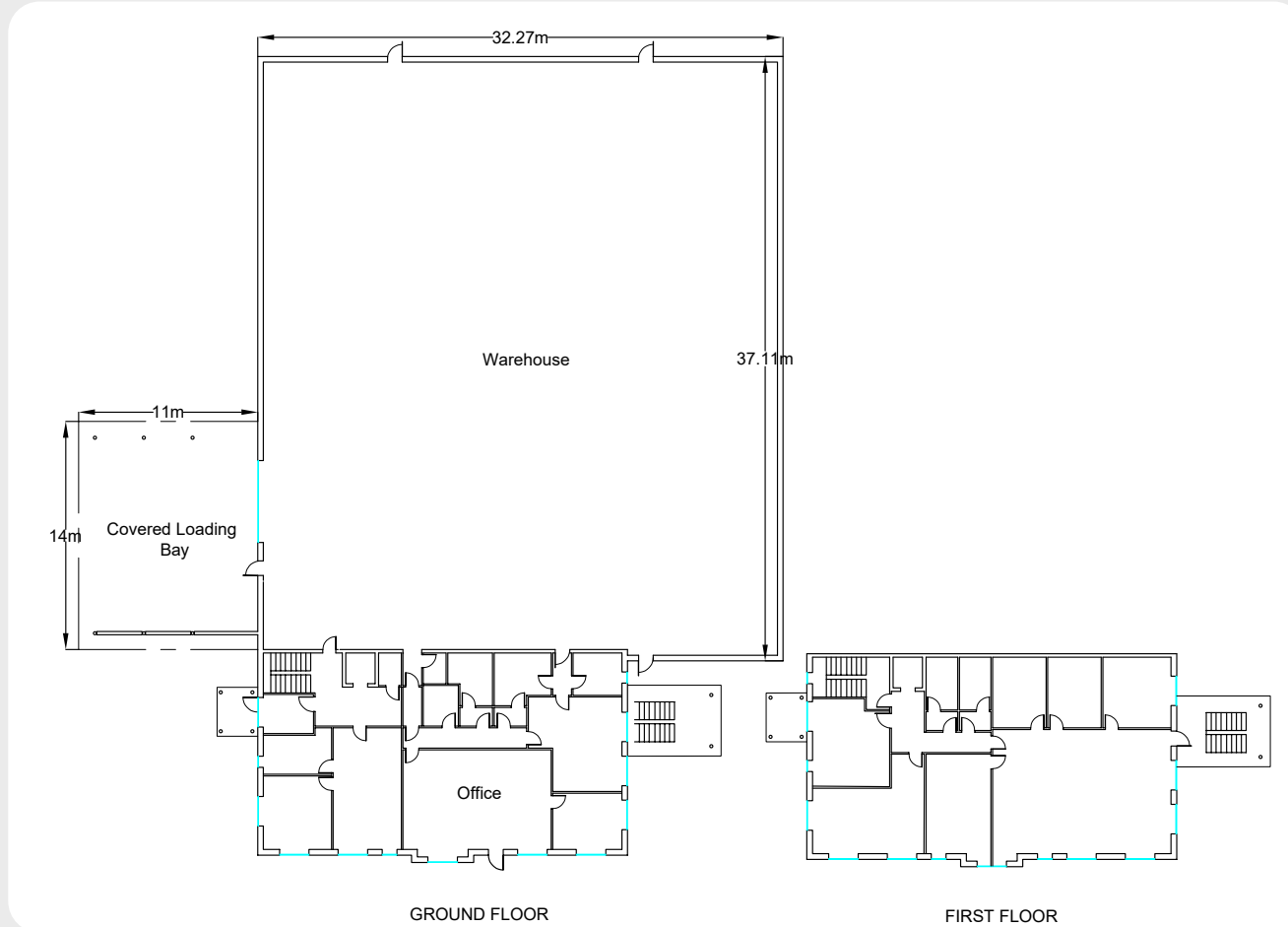
Secure Yard Potential ↑







Floor Plan - Not to Scale



For guidance purposes only. Not to scale and not to be relied upon.

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Specification

Detached

Constructed in 1999.
Solar Panels
Covered Loading Bay
Three-Phase Electric Supply

Warehouse

Brick/blockwork/profiled steel cladding construction
Steel portal frame
Pitched roof with insulated roof panel system.
Insulated wall panel system.
Reinforced power floated concrete slab (30Kn/Sq.M.)
Internal Eaves Height 9m
Internal Ridge Height 10.8m
Loading bay Eaves Height 5.2m
Loading bay Ridge Height 6m
Electric up and over loading door: 5m wide x 8m high
Roof lights
LED Light Panels

Offices

Carpeted offices with suspended ceiling incorporating LED lighting
Reinforced power floated concrete slab (5Kn/Sq.M.)
Staff canteen
Male and female toilets
Disabled toilet

External

Lockable front gate
2 EV Charging Points
63 Car Parking Spaces
Tarmacadam car park with drainage system
Large concrete lorry/trailer parking area
External seating area
Landscaped planted boundary



Terms

Available by way of a new full repairing and insuring lease for a term to be negotiated at a commencing rent of £250,000 per annum, exclusive.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

BID

There is a BID fee payable at the rate of 1.25% of the business rates paid, the rateable value will require reassessment due to the building being split.

EPC

Asset Rating – To Be reassessed

Rateable Value

2025/26 Rating – £164,000

Source www.gov.uk/find-business-rates

Planning

It is understood that the property benefits from B8 Storage and Distribution use however all parties are advised to make their own enquiries of the local authority for confirmation.

Money Laundering

Please note all prospective tenants will need to be verified for 'Anti Money Laundering' purposes prior to issuing Heads of Terms.

Code of Leasing

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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