

**3 Cobham Road, Ferndown Industrial Estate, Dorset BH21 7PE**

25,045 square feet on 1.01 acres



**NEWTON  
SCOTT**

COMMERCIAL PROPERTY AGENTS



## LOCATION:

The property forms part of the well established Ferndown Industrial Estate which is situated approximately 6 miles to the north of Bournemouth, having direct access onto the A31 Ferndown bypass.

The A31 provides access to Poole and Dorchester to the west, and dual carriageway links to Ringwood, Southampton and the national motorway network to the east.

The nearest mainline Railway Station is in Bournemouth Central with a fastest journey time to London Waterloo of 1 hour 40 minutes.

Bournemouth Airport is approximately 5 miles South East of the property providing regular domestic and international flights.

## ACCOMMODATION:

The property is situated on the west side of Cobham Road, the main arterial route through the Ferndown Industrial Estate.

The premises comprise a two storey office building to the front, behind which is a single storey industrial building that has been extended and remodeled in recent years, providing easy access to the excellent loading and turning facilities to the rear yard, some 0.33 acres that is laid to concrete hard-standing.

The offices are understood to have been constructed of a steel frame design with block-work elevations, all behind profiled cladding, and beneath a flat felted roof, providing approximately 3,060 square feet (284.28 square metres).

The industrial building is of steel portal frame design, beneath corrugated asbestos roofing that incorporates a generous level of day-lighting panels.

There are two loading doors, the side one being 9/6" wide x 9/9" high (2.92 x 3.00 metres), and 12/8" wide x 10/4" high (3.90 x 3.18 metres).

The main warehouse provides some 10,150 square feet under a minimum eaves height of 9'9" (3 metres).

To the rear an extension has been added of approximately 6,150 square feet, where the minimum eaves height increases to 19'9" (6.07 metres).

## FLOOR AREAS:

Offices:	3,060 square feet
Warehouse:	16,300 square feet
Mezzanines:	2,400 square feet
Covered Areas:	3,285 square feet
Site Area:	1.01 acres
Rear Yard:	0.33 acres

## SERVICES:

We understand that the property has the benefit of mains water, sewerage, and three phase electricity. However, all prospective occupiers should make their own enquiries regarding the existence and capacities of the various services.

## BUSINESS RATES:

According to the Valuation Office ([voa.gov.uk](http://voa.gov.uk)) the rateable value is £73,000.

## PLANNING:

We understand the premises to have planning consent for Class B2/8 Business Use Class in accordance with the Town and Country Planning (Use Classes) Order 1987. However, all interested parties are advised to make their own enquiries through the Planning Department East Dorset District Council (01202 886201) with regard to their own purposes.

## IMPORTANT NOTE:

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

## TENURE:

The property is offered either on a freehold on leasehold basis.

Terms upon request.

**EPC**  
**on application**

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## VIEWING & FURTHER INFORMATION:

Strictly by appointment with the sole agents,  
Newton Scott. Tel: 023 8033 7033.

Email: [info@newtonscott.com](mailto:info@newtonscott.com)



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