



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## **7 CEDAR TRADE PARK FERNDOWN INDUSTRIAL ESTATE WIMBORNE DORSET BH21 7SD**



### **Industrial Premises TO LET**

- Total Gross floor area: 4,010 sq.ft.
- Glazed trade counter shop front
- 7 Parking spaces plus loading bay

**Available on a new  
lease at  
£32,000 p.a.**

**Freehold  
£500,000**

**Arrange a viewing today**

**01202 551821**

**[bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**

## SITUATION AND DESCRIPTION

The property is situated in a small development of industrial units accessed via a service road from Cobham Road. Cobham Road is the main road that runs through the heart of the Ferndown Industrial Estate.

The Ferndown Industrial Estate is located between the A348 Ringwood Road and the A31.

The property comprises a prominent end of terrace modern industrial unit with profile metal cladding on the external elevations. The accommodation has a roller shutter door entrance with a full height glazed trade counter shop front behind. The ground floor has been divided into two areas that comprises trade counter / stores on the left hand side and offices on the right hand side. There is a reception area and male and female cloakrooms on the ground floor. The first floor mezzanine comprises stores, 2 offices, a conference room, staffroom / kitchenette, and a cloakroom with shower. The first floor is accessed via a staircase from the reception and a second staircase from the trade counter / stores.

Outside there are 2 parking spaces and a loading bay in front of the building and 5 parking spaces to the side.

## ACCOMMODATION

### Ground Floor

Reception	11'04" x 14'09" (3.45m x 4.49m)
Trade counter	19'04" x 51'09" (5.89m x 15.77m)
Office	19'06" x 24'05" (5.94m x 7.44m)
Office	12'07" x 11'06" (3.83m x 3.50m)
Office / server room	6'06" x 11'05" (1.98m x 3.47m)
Male and Female Cloakrooms	
<b>Gross Internal Area</b>	<b>2,005 sq.ft (186 sq.m.) Approx.</b>

### First Floor

Stores	19'00" x 25'00" (5.79m x 7.61m)
Stores	7'09" x 13'03" (2.36m x 4.03m)
Stores	7'04" x 10'09" (2.23m x 3.27m)
Conference room	20'05" x 25'05" (6.22m x 7.74m)
Office	17'00" x 10'03" (5.18m x 3.12m)
Office	17'00" x 11'03" (5.18m x 3.42m) max
Staffroom / kitchen	18'10" x 12'00" (5.74m x 3.65m) max.
Cloakroom / Shower room	
<b>Total Gross Internal Area</b>	<b>4,010 sq.ft (372 sq.m) Approx.</b>

## ACCOMMODATION Cont'd

The building has undergone significant modernisation and improvements by the current tenants whilst they have been in occupation.

Air conditioning throughout.

Full height glazed trade counter shop front

### Outside

2 parking spaces and loading bay at the front of the building and 5 parking spaces to the side

## RATEABLE VALUE -

The building is currently assessed as 6 separate rateable values.

## TENURE

Available on a new lease with terms to be negotiated at a rental of £32,000 per annum.

Alternative the freehold is available at £500,000

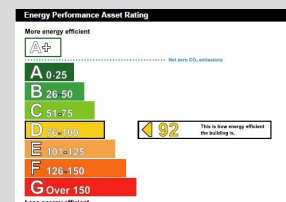
## PLANNING

The property is currently used as a Class B8 Trade counter premises

Alternative uses including Class B1 light industrial would be considered

Interested parties should make their own enquiries to East Dorset Council Planning Department

## EPC Rating D



## VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

**Tel: 01202 551821**

**Website: [www.ellis-partners.co.uk](http://www.ellis-partners.co.uk)**

### MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.



