

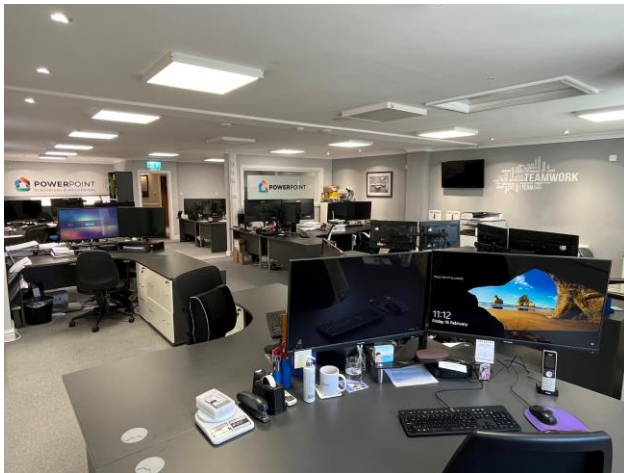
# TO LET

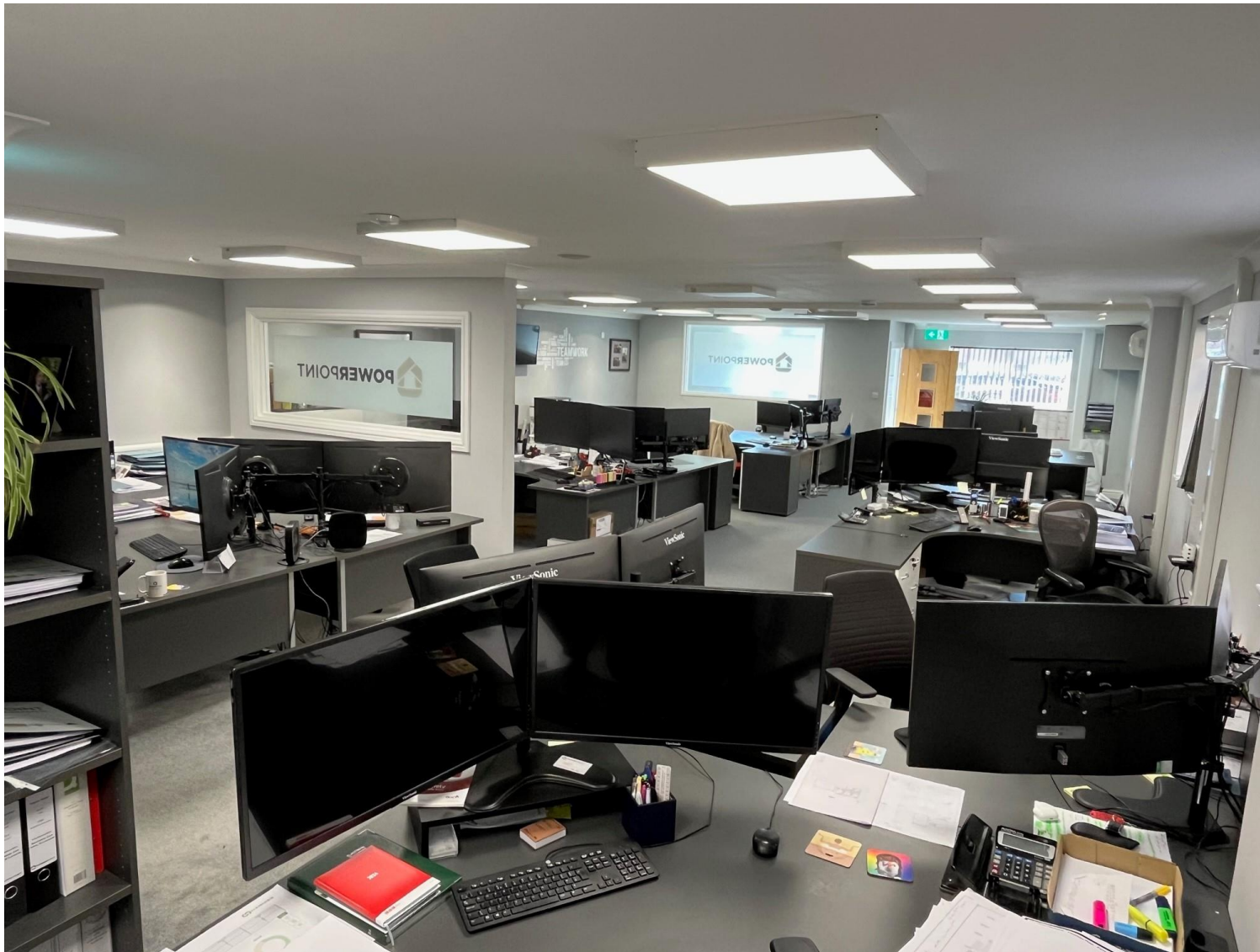
## BUSINESS PREMISES

Unit 31  
Haviland Road  
Ferndown Industrial Estate  
Wimborne  
BH21 7SA

1,392 sq ft (129 sq m)  
Approx gross internal area

**£14,950 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.

Reference: 10179/SJT

## LOCATION

The property is approached via a service road leading from Haviland Road which in turn links with Cobham Road, the main arterial road running through the Ferndown Industrial Estate. The well established Ferndown Industrial Estate has direct access to the A31 dual carriageway and M27 / M3 beyond.

## DESCRIPTION

The premises comprise an end of terrace property constructed of brick elevations with a sloping roof. The unit has been converted to provide office accommodation.

Features include:-

- \* Personnel entrance door
- \* Open plan office area with LED lighting, carpet and electric wall heaters
- \* Partitioned meeting room
- \* Kitchen with wall/base cupboards and appliances
- \* 2 WCs
- \* Windows to front and side elevations providing natural daylighting
- \* Intruder alarm
- \* 3 car parking spaces

## ACCOMMODATION

### Ground floor

Office, meeting room, kitchen, WCs 1,392 sq ft 129 sq m

Measured on a gross Internal basis

## SERVICES

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

## TENURE

The property is available to let on a new full repairing and insuring lease for a term to be agreed incorporating 3 yearly upward only rent reviews.

## RENT

**£14,950** per annum exclusive

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

We are advised by the landlord there is no VAT payable on the rent.

## 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: 01305 251000 in connection with their own proposed use of the property

## BUSINESS RATES (source: [www.voa.gov.uk](http://www.voa.gov.uk))

Rateable Value: £9,500 (1<sup>st</sup> April 2023 to present)

## LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs incurred in the preparation and completion of the legal documentation.



## SERVICE CHARGE

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

## ENERGY PERFORMANCE CERTIFICATE

Assessment – Band B (46).

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.

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## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agent:-

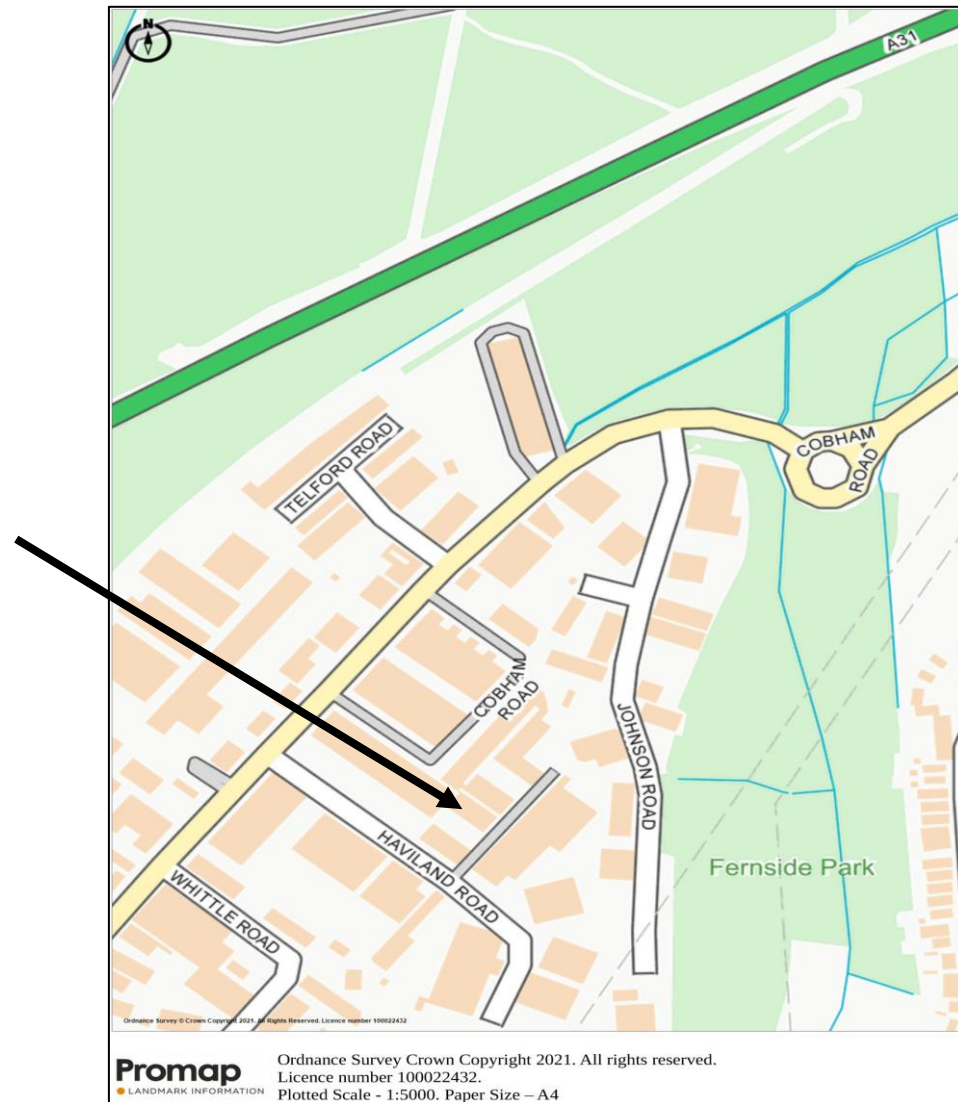


Steven Tomkins  
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01202 550246

## 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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