

TO LET

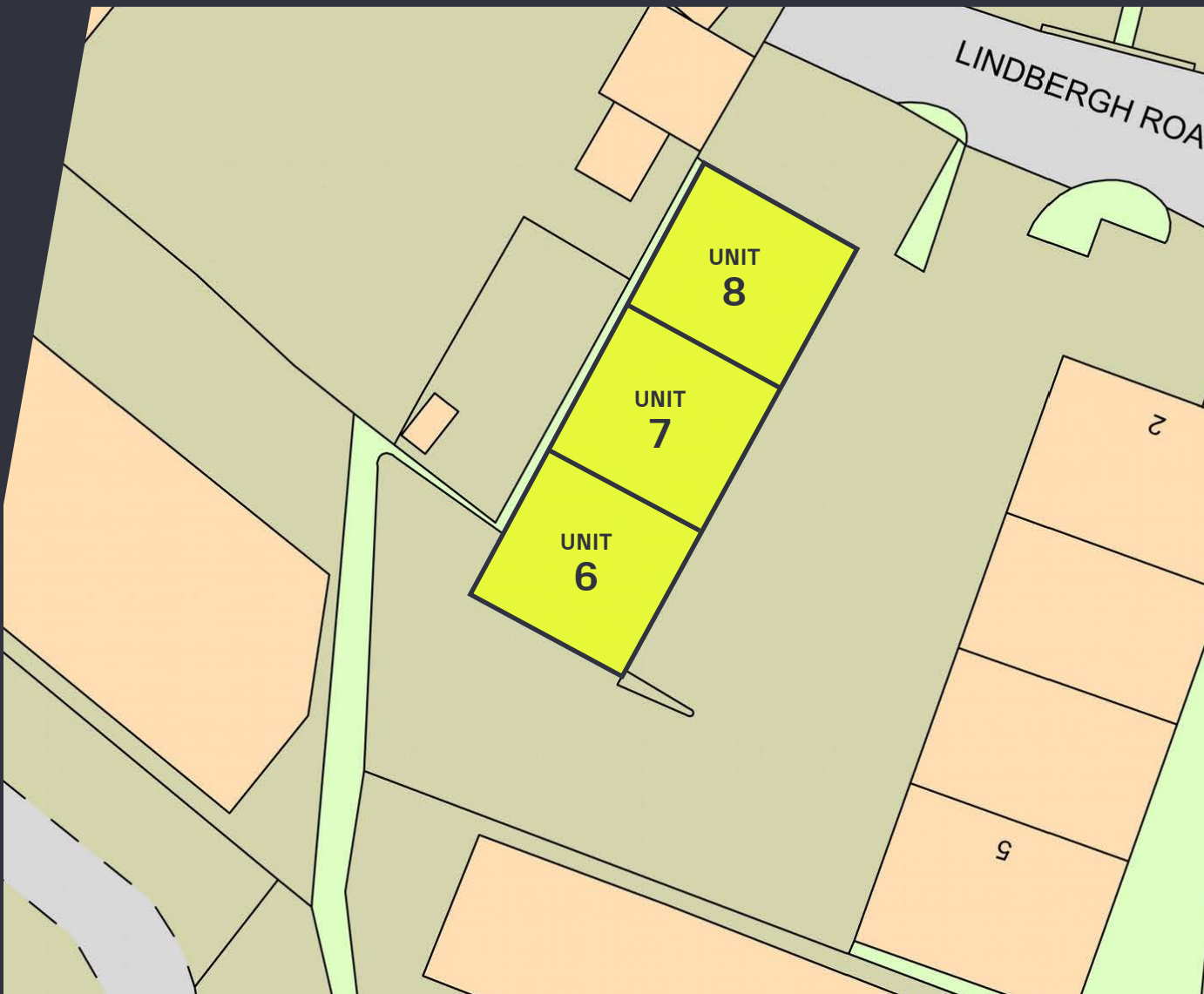


**THREE MODERN INDUSTRIAL/
WAREHOUSE UNITS**

AVAILABLE **INDIVIDUALLY**, AS **COMBINATIONS** OR AS A **WHOLE**

**138 SQ M UP TO 447 SQ M // 1,489 SQ FT UP TO 4,819 SQ FT
PLUS MEZZANINES**

UNITS 6, 7 & 8, LINDBERGH ROAD, FERNDOWN INDUSTRIAL ESTATE, WIMBORNE, DORSET, BH21 7SP



THE UNITS ARE AVAILABLE
INDIVIDUALLY, AS COMBINATIONS
OR AS A WHOLE

UNIT 6

171 SQ M / 1,841 SQ FT
PLUS GATED COMPOUND

£28,000 PER ANNUM EXCLUSIVE

UNIT 7

138 SQ M / 1,489 SQ FT
PLUS 31 SQ M / 331 SQ FT
MEZZANINE

£23,000 PER ANNUM EXCLUSIVE

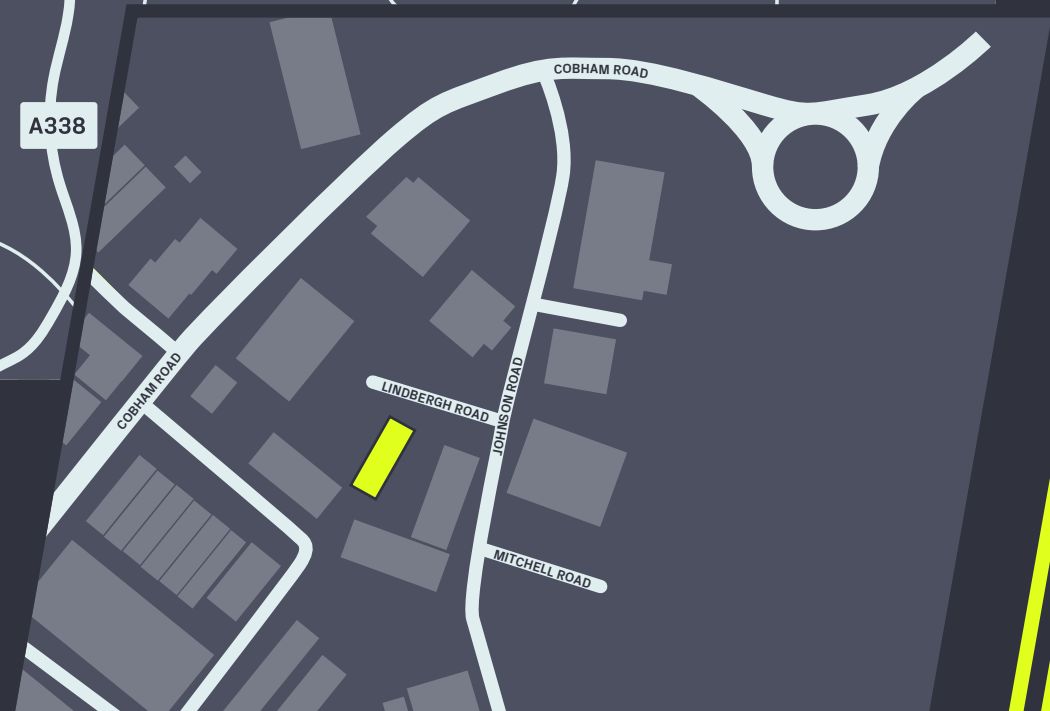
UNIT 8

138 SQ M / 1,489 SQ FT
PLUS 69 SQ M / 746 SQ FT
MEZZANINE

£26,000 PER ANNUM EXCLUSIVE

UNITS 6, 7 & 8 LINDBERGH ROAD ARE A TERRACE OF **MODERN INDUSTRIAL/WAREHOUSE** UNITS SITUATED ON **ONE OF DORSET'S PREMIER ESTATES**, FERNDOWN INDUSTRIAL ESTATE.

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LOCATION

- Lindbergh Road is accessed from Johnson Road which links to Cobham Road
- Cobham Road is the main spine road serving the established Ferndown Industrial Estate which has direct access to the A31 dual carriageway
- The A31 dual carriageway provides communications to Poole (via the A349), Bournemouth (via the A338), Wimborne and Ringwood, and also connects with the M27/M3 motorway networks

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DESCRIPTION

- Brick outer, blockwork inner wall construction
- Composite panelling to the upper elevations
- Steel portal frames
- Pitched insulated steel clad roofs incorporating translucent daylight panels
- Concrete ground floors
- Sectional up and over loading doors (measuring approximately 3.5m wide x 3.97m high)
- Separate personnel doors
- Unisex/disabled cloakrooms
- 3 phase electricity available
- Internal eaves heights of approximately 6.3m
- Mezzanines in Units 7 and 8
- First floor office in Unit 6
- Ground floor office/reception

EXTERNAL/CAR PARKING

Unit 6

- Gated compound
- 6 car-parking spaces

Unit 7

- 5 car-parking spaces

Unit 8

- 10 car-parking spaces

ACCOMMODATION/RENTS

	sq m	sq ft
Unit 6		
Ground Floor	138	1,489
First Floor Office	33	352
Total	171	1,841

Rent: £28,000 per annum exclusive

Unit 7

Ground Floor	138	1,489
Mezzanine	31	331
Total	169	1,820

Rent: £23,000 per annum exclusive

Unit 8

Ground Floor	138	1,489
Mezzanine	69	746
Total	207	2,235

Rent: £26,000 per annum exclusive

The above floor areas have been measured on a gross internal area basis. The above rentals are exclusive of business rates, VAT, service charge, insurance premium and all other outgoings.



LEASES

The units are available to let by way of new full repairing and insuring leases for negotiable terms, incorporating upward only open market rent reviews.

RATEABLE VALUES

The units are currently assessed on the following basis:

Unit 6 and 7 (one assessment) £30,500 (from 1.4.23)
Unit 8 £11,750 (from 1.4.23)

EPC RATINGS

Unit 6 D - 97
Unit 7 D - 83
Unit 8 D - 92

SERVICE CHARGE

A service charge is payable in respect of the upkeep, management and maintenance of the common parts within the estate. The service charges are currently as follows:

Unit 6 £160 plus VAT per quarter
Unit 7 £120 plus VAT per quarter
Unit 8 £120 plus VAT per quarter

LEGAL COSTS

Each party is to be responsible for their own legal costs.

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.



VIEWINGS

Strictly by prior appointment through the joint sole agents, **Goadsby** or **Nettleship Sawyer**, through whom all negotiations must be conducted.



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THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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