

TO LET

SEMI-DETACHED LIGHT INDUSTRIAL PREMISES

Unit 2
Old Forge Road
Ferndown Industrial Estate
Wimborne
BH21 7RR

2,745 sq ft (255 m²)
Approx Gross Internal Area

£25,000 per annum exclusive



Reference: 10001/SJT

LOCATION

The property is situated within a small development of units in Old Forge Road at one entrance to the long established and popular Ferndown Industrial Estate. Old Forge Road is accessed from Cobham Road close to its junction with Wimborne Road West.

ACCOMMODATION

The premises comprise a semi-detached unit constructed of brick/block elevations with a steel portal frame supporting a pitched roof. Features include:-

- ❖ Reception/office currently arranged as a teapoint / rest room
- ❖ Personnel entrance door
- ❖ Two WC's
- ❖ Partitioned office
- ❖ Two sectional up and over loading doors measuring approx. 3m wide x 3.6m high and 3.3m wide x 3.17m high
- ❖ Internal eaves height approx. 3.87m
- ❖ Intruder alarm (not tested)
- ❖ Gas fired space heater and LED lighting to main factory (not tested)
- ❖ Block built outbuilding at the rear with further 1 / 2 parking spaces
- ❖ Car parking and loading area on the forecourt

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.

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.

RENT

£25,000 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)

Rateable Value: £22,500 (1st April 2023 to present)

LEGAL COSTS

The incoming 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 are advised by the landlord that whilst there will be provision in the lease, no service charge has been payable. There is an annual BID Levy on all Estate occupiers, currently £281.24 per annum in respect of 2 Old Forge Road.



ENERGY PERFORMANCE CERTIFICATE

Assessment – Band D (93).

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.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agent:-

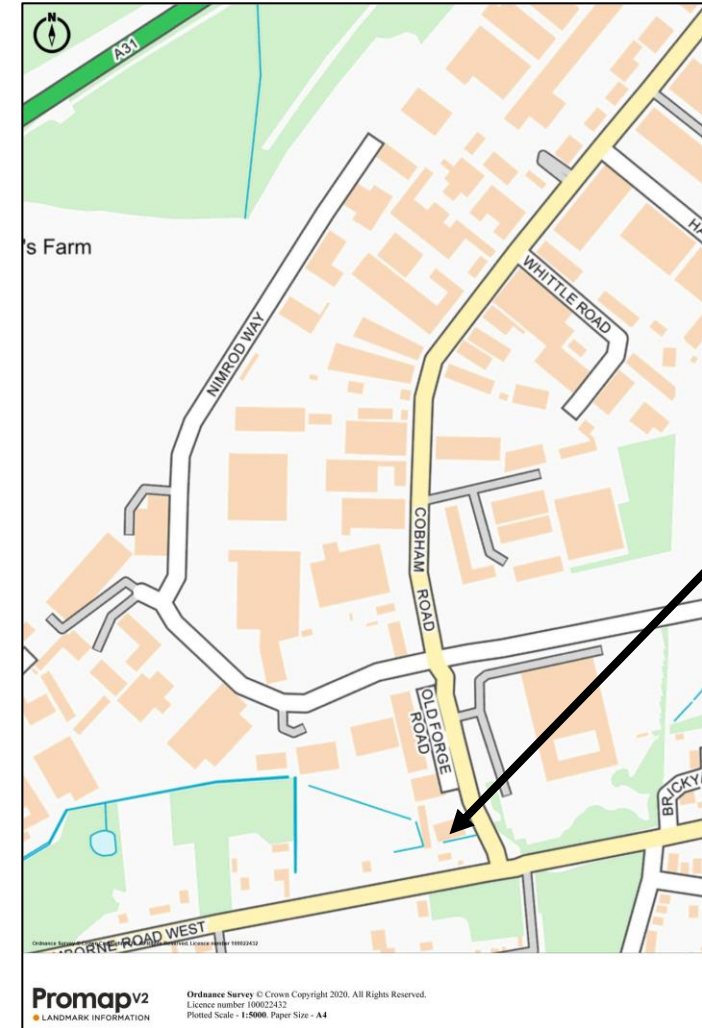


Steven Tomkins
stevet@nettsawyer.co.uk
01202 550246

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](#)



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.