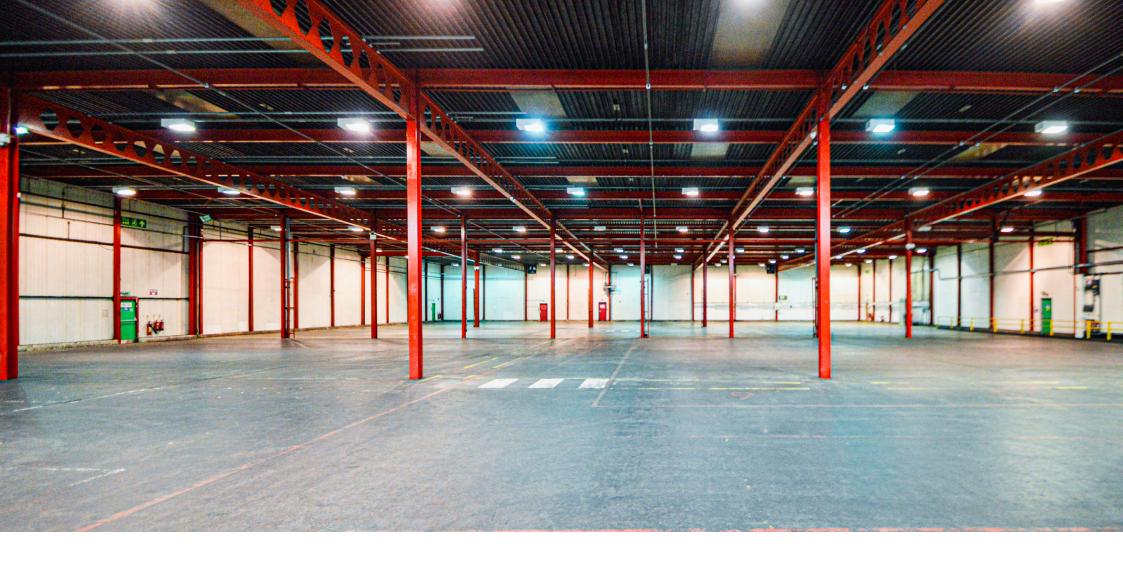




TO LET DETACHED INDUSTRIAL/WAREHOUSE PREMISES 35,040 SQ FT // 3,255 SQ M

FERNDOWN INDUSTRIAL ESTATE, WIMBORNE, DORSET, BH21 7PE











SITE Area



DOCK LEVELLER DOORS & LOADING BAY









DESCRIPTION

These detached premises are of steel cladding construction with a steel clad roof supported upon a steel frame. The internal eaves heights are approximately 6.35/6.5m, the floor is concrete and there is a single storey office/administration section of brick construction with a flat roof.

The factory/warehouse has 6 No. electrically operated dock leveller doors, each measuring approximately 2.5m wide x 3m high and there is a ground floor electrically operated roller shutter measuring approximately 5.95m wide x 3.95m high. There are low bay lights, 2 No. Benson warm air heaters and windows at eaves level within the front elevation. The height to the underside of the steel frames is approximately 5.2m and 3 phase electricity, gas and telecom are connected.

There is a covered loading bay incorporating the dock leveller doors and which has a steel clad roof, lighting and a concrete floor. To the side of the loading bay is a single storey stores area with a flat steel clad roof and an artex ceiling to part.

The offices/administration area has a reception with vinyl flooring, central heating, security and fire alarms, double glazed personnel door access, fluorescent strip lighting and a range of offices/rooms with both carpet and vinyl flooring. There are male and female WCs, a locker room and security bars to the windows.

Externally, the site has fencing, lockable gates from Cobham Road and a car-park/yard with a mix of tarmac, concrete and gravel surfaces. There is a steel clad canopy over the main roller shutter door measuring approximately 10m wide x 11m deep.









ACCOMMODATIONsq msq ftGround floor factory/warehouse2,78029,922Ground floor stores1011,092Ground floor offices3744,026

Total gross internal area approximately	3,255	35,040
Loading bay	102	1,096
Canopy	110	1,184

The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

LEASE

The premises are available to let by way of a new full repairing and insuring lease. Incorporating upward only open market rent reviews every 5 years.

RENT

On application.

RATEABLE VALUE

EPC RATING

£156.000 (from 1.4.23)

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VAT

Unless otherwise states, terms are strictly exclusive of Value Added Tax and interested parties should satisfy themselves as to the incident of this tax in the subject case.

LEGAL COSTS

Each party is to bear their own legal costs incurred in the transaction.

VIEWINGS

Strictly by prior appointment through the joint sole agents, **Goadsby** & **Vail Williams**, through whom all negotiations must be conducted.



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IMPORTANT

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.

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant once a 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 tenant once terms have been agreed.

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