



**ONE** COBHAM  
ROAD

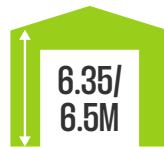
**TO LET** DETACHED INDUSTRIAL/WAREHOUSE PREMISES  
**35,040 SQ FT // 3,255 SQ M**  
FERNDOWN INDUSTRIAL ESTATE, WIMBORNE, DORSET, **BH21 7PE**



# ONE SUMMARY



ESTATE ACCESS  
TO A31



INTERNAL  
EAVES HEIGHT



SITE  
AREA



DOCK LEVELLER  
DOORS & LOADING BAY

INDUSTRIAL



## LOCATION

The premises are located on Cobham Road which is the main spine road to the established Ferndown Industrial Estate which has direct access to the A31 dual carriageway. The A31 connects with the M27/M3 motorway networks.



## 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.



