



**PLOT C, COBHAM GATE, FERNDOWN INDUSTRIAL
ESTATE, WIMBORNE, BH21 7PT**

**DEVELOPMENT LAND TO LET / FOR SALE
2 TO 4.57 ACRES (0.81 TO 1.85 HECTARES)**



Summary

Development Land - For Sale. 2-4.57 acres on serviced site with planning permission.

Design & Build Opportunities Available.

Available Size	2 to 4.57 Acres
Rent	Rent on application
Price	Price on application
EPC Rating	EPC exempt - No building present



Location

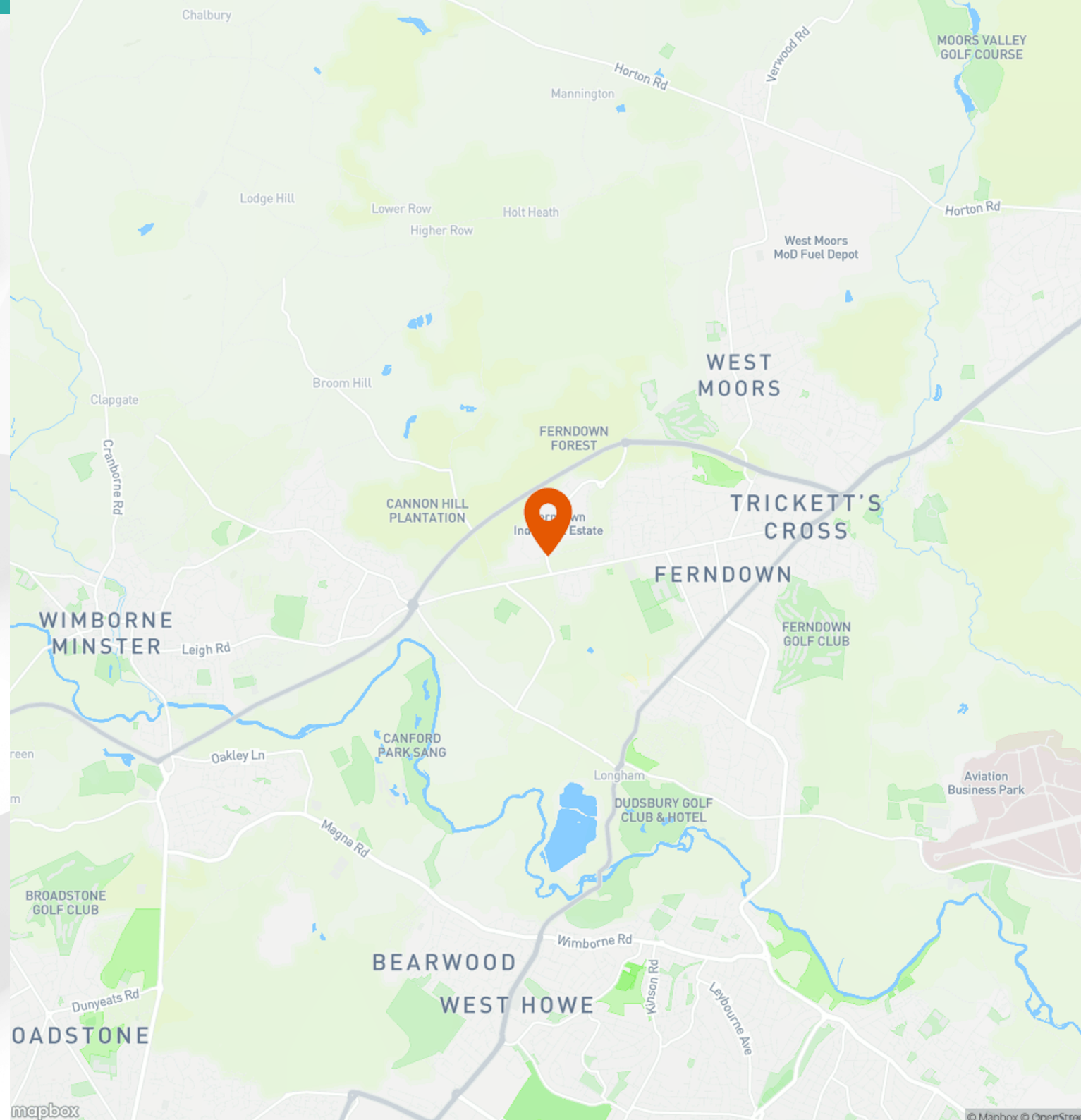


**Plot C, Cobham Gate,
Ferndown Industrial Estate,
Wimborne, BH21 7PT**

Cobham Gate is situated adjoining the Ferndown Industrial Estate which has direct access to the A31 dual carriageway. The A31 is the main road through the New Forest linking the areas of Bournemouth and Poole with Southampton and Portsmouth via the M27 and to London via the M3.

Cobham Gate is accessed via Vulcan Way and Cobham Road, the main spine road serving the Ferndown Industrial Estate. Ferndown Industrial Estate is a popular choice for local and national companies as a result of its strategic location.

Occupiers on the Ferndown Industrial Estate include DPD, Porsche, Travis Perkins, Superior Seals and Screwfix.



Further Details

Description

Industrial and warehouse units are available on a design and build basis to meet individual occupiers requirements. Specifications can incorporate minimum internal eaves heights of up to 10m.

Development land available to purchase in plot sizes from 2 acres.

Viewings

Strictly by appointment through the sole agents.

Tenure

Completed buildings are available on either a freehold or occupational leasehold basis.

Planning

The site has the benefit of an Outline Planning Consent (ref: 3/06/1330/OUT) for the erection of employment (B1, B2 & B8) floor space. However, all interested parties are advised to make their own enquiries through the Planning Department of Dorset Council (01202 886201) as regards their own proposed use.

VAT

This property is elected for VAT. VAT will therefore be charged on the price/rent.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Price / Rent

On application.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.



Enquiries & Viewings



Bryony Thompson

bthompson@vailwilliams.com

07741145629

01202 558 262

