



10 WIMBORNE ROAD, WIMBORNE, BH21 1NN

OFFICE TO LET

10,778 SQ FT (1,001.31 SQ M)



Summary

TO LET - DETACHED HQ OFFICE BUILDING/BUSINESS PREMISES

Available Size	10,778 sq ft
Rent	£185,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Rateable Value	£88,000 (from 1.04.23)
EPC Rating	A (23)

- Detached HQ office building with stores
- Self-contained site with gated access and car park
- Built in 2009
- Sedum green roof
- Ground source heat pump
- Suitable for a variety of uses (S.T.P.P.)
- EPC A Rating



Location



10 Wimborne Road, Walford,
Wimborne, BH21 1NN

The property is located on the B3078 Wimborne Road which connects with the A31, providing road communications throughout Dorset and ultimately connects with the M27 motorway network.

The property is approximately 0.5 miles distant from Wimborne Square which provides several retail, banking and restaurant facilities.





Further Details

Description

This property offers the unique opportunity to occupy of a self-contained detached HQ office building/business premises on a gated site. It comprises a detached two-storey commercial premises constructed in 2009. It is of brick construction with a steel clad sedum green roof and aluminium double glazed windows at ground and first floor levels in all elevations. There is a feature cylindrical staircase at the main entrance providing stair access to the ground and first floor levels.

The office accommodation is arranged over two floors and provides a number of meeting rooms, offices, a board room and open plan working space. The accommodation benefits from the following brief specification:

- Suspended ceilings
- LED lighting
- Air conditioning
- Perimeter trunking
- Raised access floor
- Access control system
- W.C facilities
- Shower facilities
- Kitchenette facilities
- Ground source heat pump

There is a single storey store to the rear of the property with a roller shutter loading door. The majority of the original store has been converted in to office accommodation. The property is situated on a gated and enclosed site which provides approximately 32 car parking spaces. 3 phase electricity is available.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	6,380	592.72
1st	4,398	408.59
Total	10,778	1,001.31

Terms

Available by way of a new full repairing and insuring lease for a negotiable term, incorporating periodic upward only, open market rent reviews.

Legal Costs

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

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.

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.





Enquiries & Viewings



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