



+ WOOLSBRIDGE INDUSTRIAL PARK, OAK FIELD ROAD
THREE LEGGED CROSS, WIMBORNE, BH21 6FE



PHOTO SHOWS PHASE 1

**FOR SALE /
TO LET**

**INDUSTRIAL / WAREHOUSE UNITS
FROM 5,000 - 50,000 SQ FT***

WOOLSBRIDGE INDUSTRIAL PARK

LOCATION

Axis 31 is located approximately 2.5 miles north-west of the A31 and is accessed from the Ringwood Road. The A31 provides dual carriageway connections to the M27 and M3 to the north east and to the A35 to the west.

DESCRIPTION

The units can be built out to a variety of bespoke sizes, starting from 5,000 sq.ft. all the way up to 10,000 - 50,000 sq.ft. Yard sizes can also be increased to suit requirements subject to terms.

SPECIFICATION

General specification as below. Modifications available to suit specific occupier requirements subject to terms.

- Brick outer, blockwork inner wall construction with composite panel cladding to upper elevations
- Internal eaves height of 7m (design can feature higher eaves still)
- Fibre to the premises (FTTP)
- Steel portal frame
- LED lights
- Personnel door
- Steel clad insulated roof incorporating daylight panels
- Power floated concrete floor
- Unisex disabled WC
- Ability for inclusion of fully fitted offices over multiple storeys
- 3 phase electricity and gas supplies
- Electric loading doors
- Allocated car parking
- Fire alarm



VIEWING & FURTHER INFORMATION: CALL 01202 013 015

Property Misdescriptions Act 1991 - Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.

WOOLSBRIDGE INDUSTRIAL PARK



5,000 Sq.Ft To 50,000 Sq.Ft

TERMS - FOR SALE

Available to purchase a 999 year long leasehold of a fully built unit for a price to be agreed subject to design and specification. The property would be purchased with vacant possession on completion of construction subject to an annual ground rent being payable.

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.

TERMS - TO LET

Available to rent a newly constructed unit by way of a new lease with periodic rent reviews for a minimum unbroken term of 10 years at a rent to be agreed subject to design and specification. The lease would commence on completion of the build.

RATEABLE VALUE

The premises will be assessed following practical completion.

SERVICE CHARGE

There is a service charge in respect of the upkeep, management and maintenance of common parts within the estate.

EPC

To be assessed - Target A

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WOOLSBRIDGE INDUSTRIAL PARK

MASTER PLAN



Green area illustrative of location of builds



DESIGN & BUILD

Bespoke units to match your criteria available FOR SALE or TO LET subject to planning and construction of the property. Parties to enter into a conditional contract with completion taking place on conclusion of the build.

ADDITIONAL FACILITIES

Each unit can feature bespoke additions, such as additional car parking, yard space, open storage, among other options. Feasibility of options dependant on design. Final price subject to final design.

MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.

CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.

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