

TO LET - UNIT 7

INDUSTRIAL/WAREHOUSE PREMISES

842 SQ FT (78 SQ M)

BUSINESS PARK
WESTCROFT 

OAKDENE DRIVE, THREE LEGGED CROSS, WIMBORNE, BH21 6FQ

100% SMALL BUSINESS RATES RELIEF
AVAILABLE (SUBJECT TO CONDITIONS)



LOCATION

Westcroft Business Park is located approximately 3 miles north-west of the A31 and is accessed from and has frontage to Ringwood Road. The A31 provides dual carriageway connections to the M27 and M3 to the north-east and to the A35 to the west.

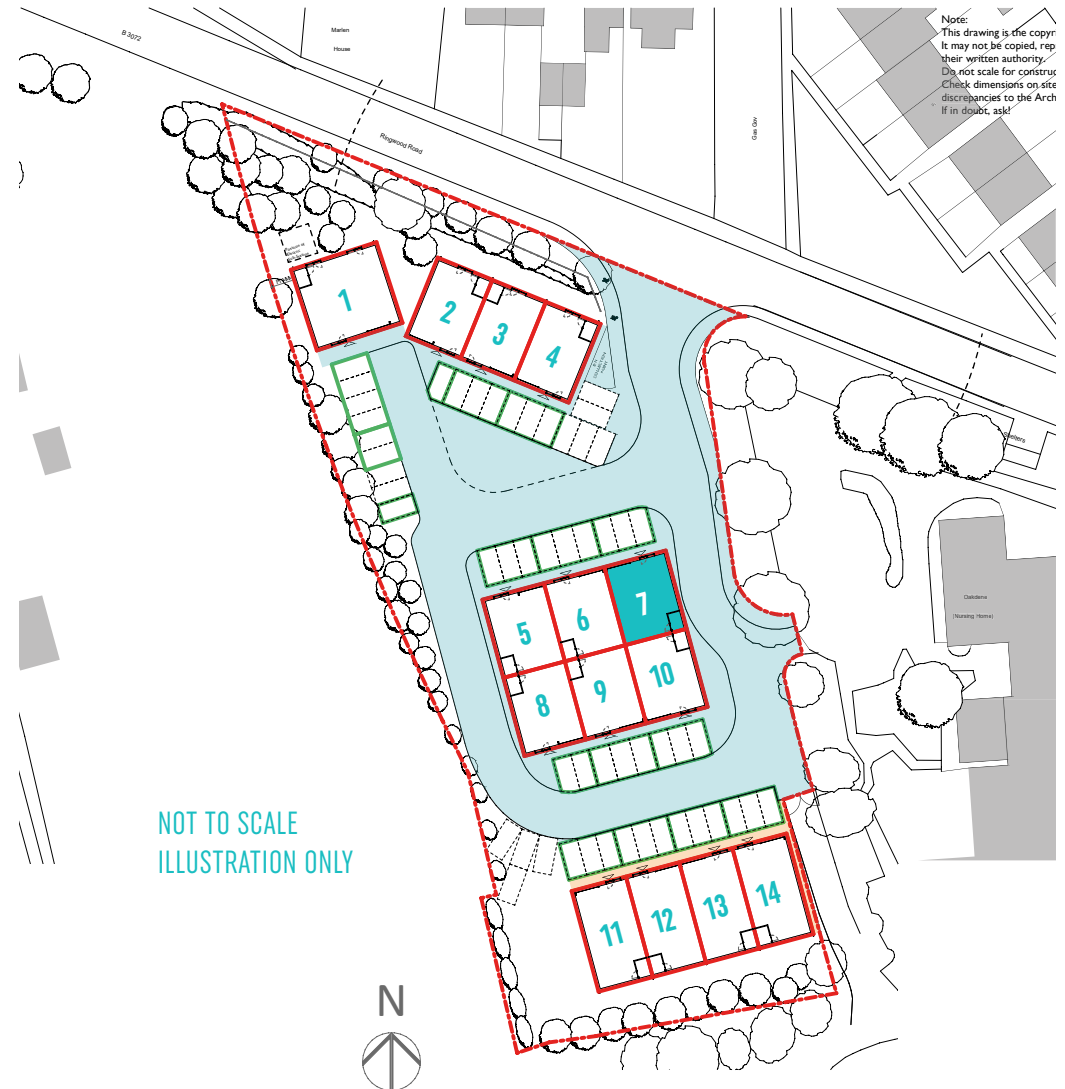


ACCOMMODATION

UNIT	SIZE (SQ FT)	SIZE (SQ M)	RENT (PER ANNUM EXCLUSIVE)	AVAILABILITY
7	842	78	£14,000	Available













The above areas are approximate gross internal areas, measured in accordance with the 6th Edition of the RICS Code of Measuring Practice.

The above rent is quoted per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and any other outgoings payable quarterly in advance.





SPECIFICATION

-  Brick outer, blockwork inner wall construction with cladding to upper elevations
-  Steel clad insulated roof incorporating daylight panels
-  Steel portal frame
-  Feature double glazed windows at ground and first floor
-  Internal eaves height 5.7m
-  Power floated concrete floor
-  Insulated electric loading door
-  3 phase electricity and telecom
-  LED lighting
-  Unisex disabled WC
-  Personnel door
-  Super-fast broadband
-  Allocated car-parking

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 3 years.

PLANNING

Detailed planning consent has been granted for B1(b), B1(c) and B8 uses. Working hours are restricted to between 7.00am and 9.00pm Monday to Saturday and with no operations on Sundays or Public Holidays, including deliveries to the site.

PARKING

There are two allocated car parking spaces.

RATEABLE VALUE

£8,000 (from 1.4.23) 100% small business rates relief is available on all properties with a rateable value of £12,000 or less (subject to conditions).

EPC RATING

A - 23

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.

LEGAL COSTS

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

VIEWINGS/FURTHER INFORMATION

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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IMPORTANT

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.

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](#).

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.

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WESTCROFT 