

UNITS 46-54  
**AXIS 31**  
PHASE 6

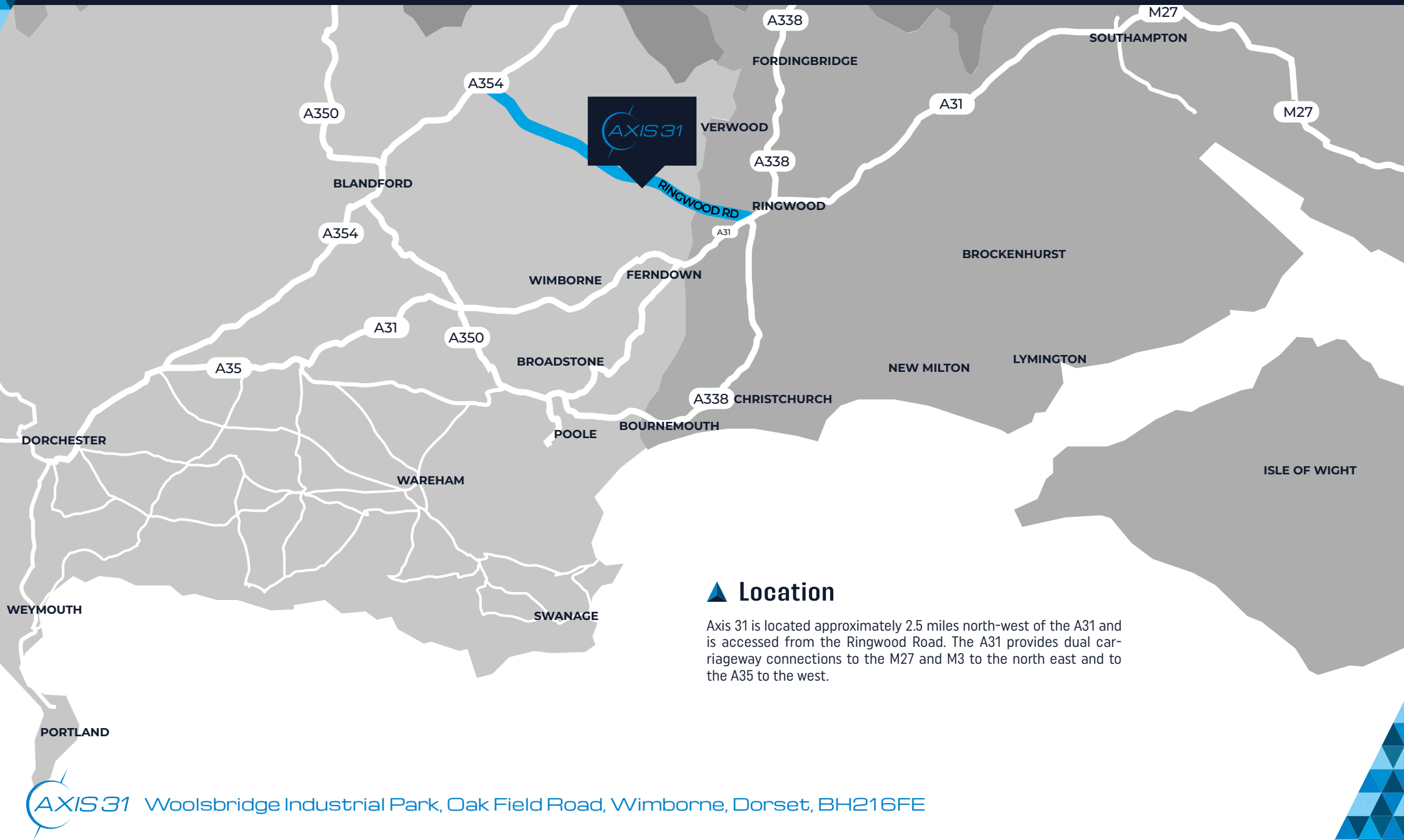
Woolsbridge Industrial Park, Oak Field Road, Wimborne, Dorset, BH21 6FE

**FOR SALE**  
NEW INDUSTRIAL/WAREHOUSE/RETAIL UNITS  
**755 - 1,184 SQ FT**  
IMMEDIATELY AVAILABLE





Axis 31 is the second phase of the established Woolsbridge Industrial Park at Three Legged Cross and extends to approximately 26 acres







## ▲ Specification

Each unit has the following high specification:

- Brick outer, blockwork inner wall construction with composite panel 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 approx. 7.25m
- Power floated concrete floor: 25 kn/sq m loading
- LED light
- Electric insulated loading door approx. 3.15m wide
- 3 phase electricity
- Fibre to the premises (FTTP)
- Unisex disabled WC
- Personnel door
- Allocated car-parking
- Teapoint
- Fire alarm
- PV panels on roof

## ▲ Permitted Use

The landlord will allow light industrial, warehouse and retail uses. We would urge all interested parties to make further enquiries through the planning department in connection with their own proposed use of the premises:

Dorset Council: 01305 251000

## ▲ Service Charge

There is a service charge in respect of the upkeep, management and maintenance of common parts within the estate. The initial annual prices are provided in the availability schedule.

## ▲ Rateable Value

The premises will be assessed following practical completion.

## ▲ Legal Costs

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

## ▲ EPC Ratings

To be assessed upon practical completion.

## ▲ Tenure

Each unit is held on a 999 year lease with an initial ground rent payable of £120 per annum. Every 25 years this will increase by £60 up to a ceiling of £600.

## ▲ 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.











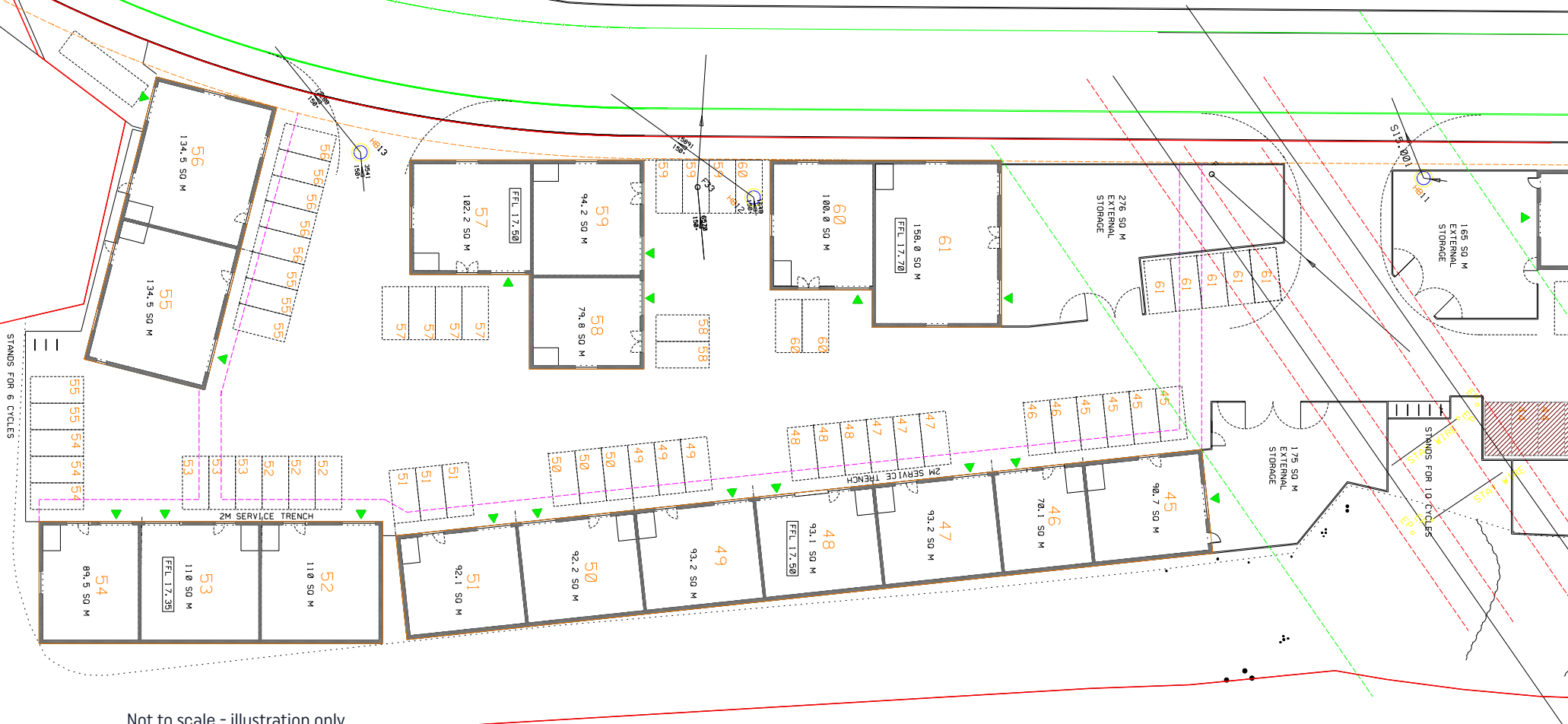
## ▲ Availability Schedule

Unit	Size Sq Ft	Price	Availability	Service Charge per annum	Parking	Description	Targeted EPC Rating
46	755	£225,000	Under Offer	£400	2	Mid terrace	B
47	1003	£275,000	Under Offer	£520	3	Mid terrace	A
48	1003	£275,000	Immediate	£520	3	Mid terrace	A
49	1003	£275,000	Immediate	£520	3	Mid terrace	A
50	992	£275,000	Immediate	£520	3	Mid terrace	A
51	992	£275,000	Immediate	£520	3	End terrace	A
52	1184	£320,000	Immediate	£600	3	End terrace	A
53	1184	£320,000	Immediate	£600	3	Mid terrace	A
54	964	£265,000	Under Offer	£500	3	End terrace	A

Approximate Gross Internal Areas scaled off plan.



## Phase 6



Not to scale - illustration only



## ▲ Viewings & Further Information

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



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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.

**ANTI MONEY LAUNDERING REGULATIONS**

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.