



TO LET

INDUSTRIAL/WAREHOUSE PREMISES

**4,023 SQ FT // 374 SQ M**

Unit 2



**Alpha 31**, 27 Black Moor Road  
Ebblake Industrial Estate  
Verwood, Dorset, **BH31 6BE**



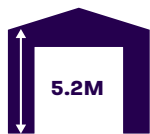
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**EAVES  
HEIGHT**



**6 ALLOCATED  
CAR SPACES**



**LOADING  
DOOR**



**C - 64  
EPC RATING**



**INSULATED STEEL  
CLAD ROOF**



**3 PHASE ELECTRICITY  
& TELECOM**

## Location

- Black Moor Road is the main road running through the established Ebblake Industrial Estate
- The Ebblake Industrial Estate is approximately 2.5 miles north-west of the A31 dual carriageway
- The A31 is accessed via the B3081 Ringwood Road providing links to the M27 and M3 motorway networks
- Bournemouth is approximately 13 miles to the south

## Description

The premises benefits from the following specification:

- Mid terrace
- Brick outer construction
- Blockwork inner construction
- Insulated steel clad roof incorporating translucent daylight panels
- Steel portal frame
- Concrete ground floor
- Internal eaves hight c. 5.2 m
- Sectional up and over loading door measuring c. 3.3 m wide by 4.3 m high
- 3 phase electricity & telecom
- Ground floor male and female WC
- Carpeted offices
- First floor shower
- First floor Kitchenette
- Ground & first floor offices

## Accommodation

Ground floor factory/warehouse/WCs

sq m                  sq ft

335                  3,603

First floor offices

39                  415

**Total gross internal area approximately**

**374                  4,023**

Measured in accordance with the 6th edition of the RICS Code of measuring practice.

## Lease

The premises are available to let by way of an assignment of the existing lease expiring 12 April 2027.

The landlord may also consider a new lease, subject to terms and a simultaneous surrender of the existing lease.





## Rent

**£38,250 per annum exclusive.**

## Rateable Value

£31,500 (from 1.4.2023)

## EPC Rating

C - 64

## Service Charge

A service charge is payable in respect of the upkeep, management and maintenance of common parts within the estate and is arranged on an ad hoc basis. We would therefore urge all applicants to make further enquires as to the existence or otherwise of service charge outgoings.

## Legal Costs

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

## VAT

We have been informed that VAT is applicable.

## Viewing

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



### Joseph Holderness

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### Joshua Adamson

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DO NOT SCALE  
ILLUSTRATION ONLY

BLACK MOOR ROAD

ESTATE ROAD

1

2

3

4

5

6

7

8

## Important

### **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](#).

### **ANTI MONEY LAUNDERING REGULATIONS**

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting 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/tenant once terms have been agreed.

### **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.

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.