

AXIS 31 UNIT 17

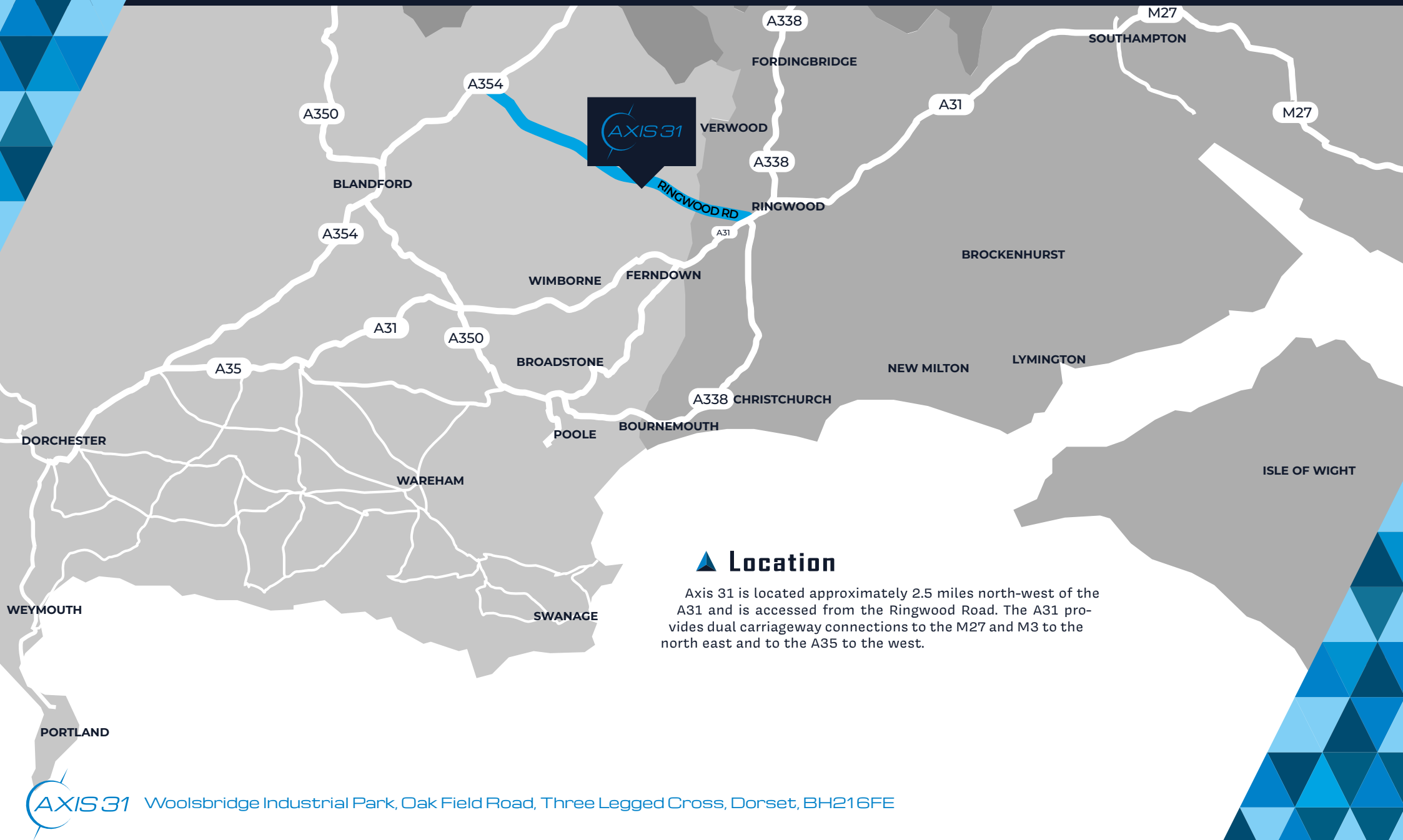
FOR SALE MODERN MID TERRACE INDUSTRIAL/WAREHOUSE PREMISES

976 SQ FT // 91 SQ M
PLUS 940 SQ FT // 87 SQ M MEZZANINE
TOTAL GIA 178 SQ M // 1,916 SQ FT

Woolsbriidge Industrial Park
Oak Field Road, Three Legged Cross
Dorset, BH216FE



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



▲ 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.

- Mid terrace
- Brick outer, blockwork inner wall construction with composite panel cladding to the upper elevations
- Steel clad insulated roof incorporating daylight panels
- Steel portal frame
- Feature double glazed windows at ground and first floor
- Internal eaves height of approximately 7.25m
- Power floated concrete floor
- LED lights
- Electric loading door measuring approximately 3.17m wide x 6.24m high
- 3 phase electricity
- Fibre to the premises
- Unisex/disabled WC
- Personnel door with external security shutter
- 4 allocated car-parking spaces
- Fire alarm

The premises extend to approximately

| | |
|---------------------|--------------------------------|
| Ground Floor | 91 sq m // 976 sq ft |
| Mezzanine | 87 sq m // 940 sq ft |
| Total GIA | 178 sq m // 1,916 sq ft |

The premises have been measured in accordance with the 6th Edition of the RICS Code of Measuring Practice.

£325,000 plus VAT .

£13,000 (effective from 1.4.23)

A service charge is payable in respect of the upkeep, management and maintenance of the common parts within the estate which is currently budgeted at approximately £740 plus VAT per annum.



DO NOT SCALE - ILLUSTRATION ONLY

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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.

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

The premises are secured by way of a 999 year lease with an initial ground rent payable of £120 plus VAT per annum. Every 25 years, this will increase by £60 up to a ceiling figure of £300 plus VAT.

Light industrial/warehouse and retail uses are permitted. We would advise interested parties to make further enquiries through the Planning Department at Dorset Council – Tel: 01305 251000 in connection with their own proposed use of the premises.



▲ Viewings & Further Information

Strictly by prior appointment through the sole agents, Goadsby, 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/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.