

FOR SALE

INDUSTRIAL PREMISES WITH YARD

1,667 SQ FT // 155 SQ M

SITE AREA: 0.227 ACRES



BUSINESS SPACE

goadsby

UNIT 3A BESSEMER CLOSE

EBBLAKE INDUSTRIAL ESTATE, VERWOOD, DORSET BH31 6AZ

SUMMARY >

- TOTAL SITE AREA 0.227 ACRES (0.092 HA)
- DETACHED UNIT

PRICE: £445,000 EXCLUSIVE OF VAT



REF:
W82668

UNIT 3A BESSEMER CLOSE
EBBLAKE INDUSTRIAL ESTATE, VERWOOD, DORSET BH31 6AZ

Location

The premises are located on Bessemer Close which links to the main estate road, Black Moor Road. This popular estate is sited on the south eastern outskirts of Verwood adjoining the B3081 Verwood Road which provides access to the main A31 east/west dual carriageway connecting with the M27/M3 motorway networks.

Description

Workshop

These detached premises are of brick outer, blockwork inner wall construction with a pitched steel clad roof incorporating translucent daylight panels, supported upon a steel portal frame. The upper elevations have steel cladding and there is a mechanical roller shutter door measuring approximately 4.4 metres high x 2.8 metres wide. The internal eaves height is approximately 5.26 metres.

The factory has fluorescent strip lighting, concrete flooring and incorporates a timber decked mezzanine to the rear. The ground and first floor offices are carpeted and benefit from double glazed windows with vertical blinds, suspended ceilings with diffused lighting, gas central heating, a kitchen, male and female toilets and perimeter trunking. Access is gained from personnel doors at the front and side of the unit.

Services include gas, electricity and internet.

Externally car parking is provided.

Plot/Yard

The yard fronts Bessemer Close and is of gravel surface with perimeter fencing around the whole site. The external area also benefits from access along the Western boundary, giving loading access to the unit



Accommodation

	sq m	sq ft
Ground floor warehouse/offices	108	1,158
First floor offices	47	509

Total gross internal area approx.	155	1,667
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Mezzanine	19	209
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Total site area:
0.092 ha // 0.227 acres

Tenure

Freehold with vacant possession.

Price

£445,000 exclusive of VAT

Rateable Value

£24,000 (from 1.4.23)

EPC Rating

TBC

Legal Costs

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



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Service Charge

Estate premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

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.

Viewing

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



Joshua Adamson

joshua.adamson@goadsby.com
07500 894599

Joseph Holderness

joseph.holderness@goadsby.com
07879 435387

Important

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.

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.

