



TO LET

MODERN INDUSTRIAL/  
WAREHOUSE PREMISES

**3,940 SQ FT // 366 SQ M**

Unit 3



**Alpha 31**, 25 Black Moor Road  
Ebblake Industrial Estate  
Verwood, Dorset, **BH31 6BE**

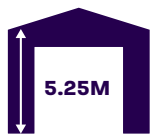








PHOTO TAKEN IN 2023, UNIT TO BE  
RETURNED INTO THIS CONDITION



**EAVES  
HEIGHT**



**6 ALLOCATED  
CAR SPACES**



**LOADING  
DOOR**



**B - 50  
EPC RATING**



**1 X EV  
CHARGING POINT**



**INSULATED STEEL  
CLAD ROOF**



**3 PHASE ELECTRICITY,  
GAS & TELECOM**

## Location

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

## Description

These mid terrace premises are of brick outer, blockwork inner wall construction with an insulated steel clad roof incorporating daylight panels supported upon a steel portal frame. There is a painted concrete floor, the internal eaves height is approximately 5.25m and there is a sectional up and over loading door measuring approximately 3.36m wide x 4.33m high. There is a upvc double glazed separate personnel door, uvpc windows at ground and first floor in the front elevation.

3 phase electricity, gas and telecom are available.

Within the factory and office there is LED lighting. There are ground floor and first floor carpeted offices, male and female WCs are also located on both floors.

There is a concrete loading apron and a concrete forecourt providing 6 allocated car spaces.

## Accommodation

	sq m	sq ft
Ground floor	328	3,530
First floor offices	38	410
<b>Total gross internal area approximately</b>	<b>366</b>	<b>3,940</b>

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

## Lease

The premises are available by way of a new full repairing and insuring lease, for a negotiable term incorporating upward only, open market rent reviews every 3 years.



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## Rent

**£43,340 per annum exclusive**

## Rateable Value

£31,500 (from 11.01.23)

## EPC Rating

B - 50

## Service Charge

A service charge in respect of the upkeep, management and maintenance of common parts within the estate and is paid on an ad hoc basis. We would therefore urge all applicants to make further enquiries 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.



### Chris Wilson

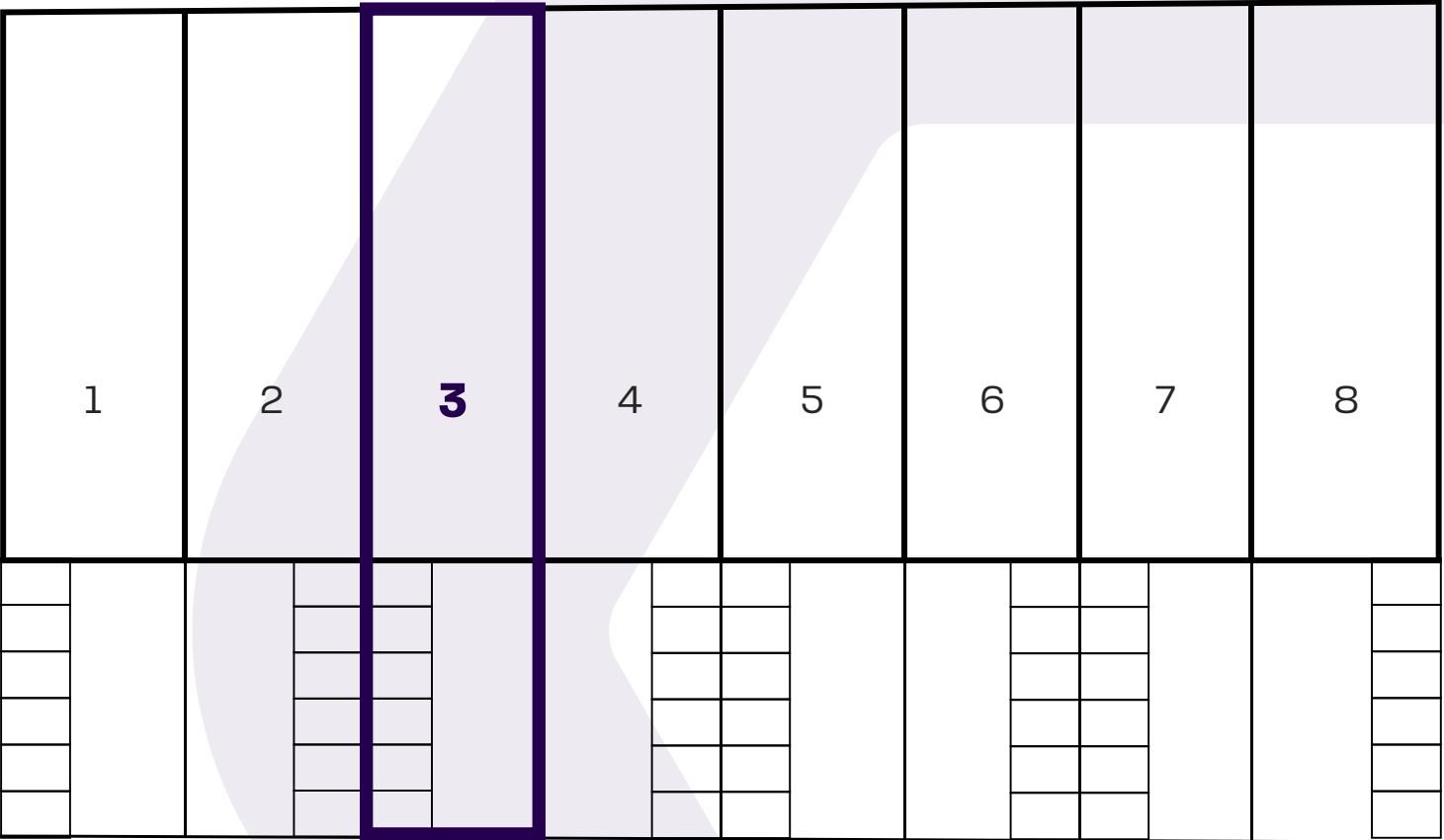
chris.wilson@goadsby.com  
07968 299407

### Joshua Adamson

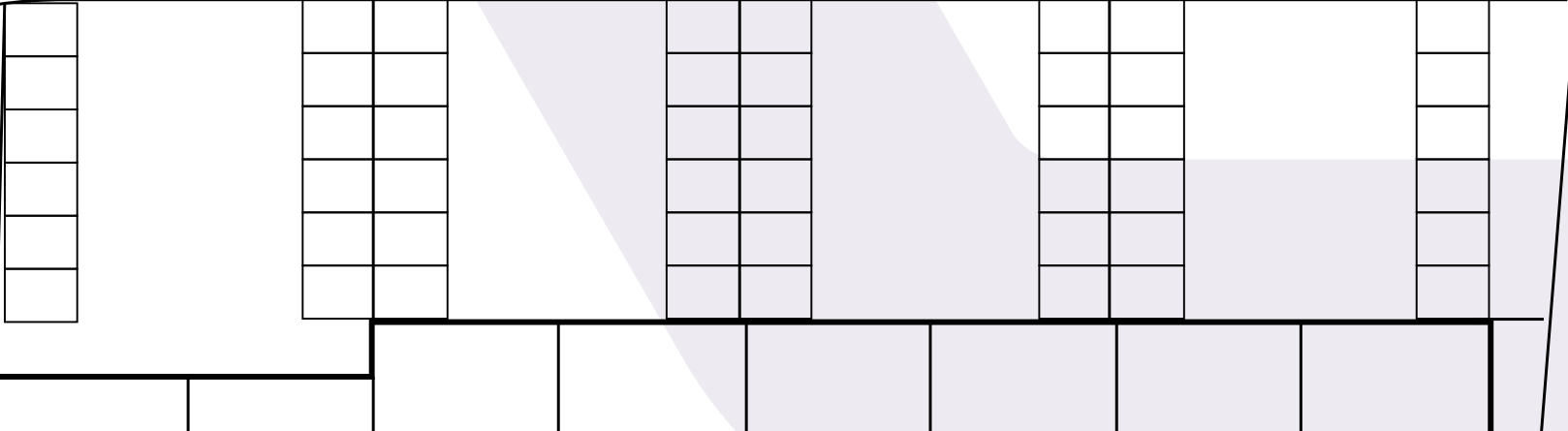
joshua.adamson@goadsby.com  
07500 894599

DO NOT SCALE  
ILLUSTRATION ONLY

BLACK MOOR ROAD



ESTATE ROAD



## 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.

### **FINANCIALS**

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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.