



19 Telford Road  
Ferndown Industrial Estate, Wimborne, BH21 7QS

Guide price £400,000



## 19 Telford Road

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Wimborne, BH21 7QS

Approximately: 2,076 Sq Ft

Freehold Industrial/Commercial Unit — 19 Telford Road, Ferndown Industrial Estate, BH21 7QS | Guide £400,000–£450,000

Rare freehold opportunity on Ferndown Industrial Estate. Two-storey unit with large rear extension workshop, yard and parking. Offered with vacant possession for immediate occupation.

19 Telford Road is a well-located freehold commercial unit on Ferndown Industrial Estate (BH21 7QS), offered for sale with vacant possession and immediate occupation. The property is laid out over two floors to the front with offices / reception at first floor and ground floor, together with a large extension workshop at the rear providing generous workshop/production space and direct external access. The unit benefits from dedicated parking and further yard space to the rear. With dedicated public road access to Cobham Road it is suitable for a range of industrial and trade uses. The vendor invites offers in the range £400,000–£450,000.

Approx. Dimensions: 192.86m<sup>2</sup> ground floor  
68.05m<sup>2</sup> first floor

260.91m<sup>2</sup> total

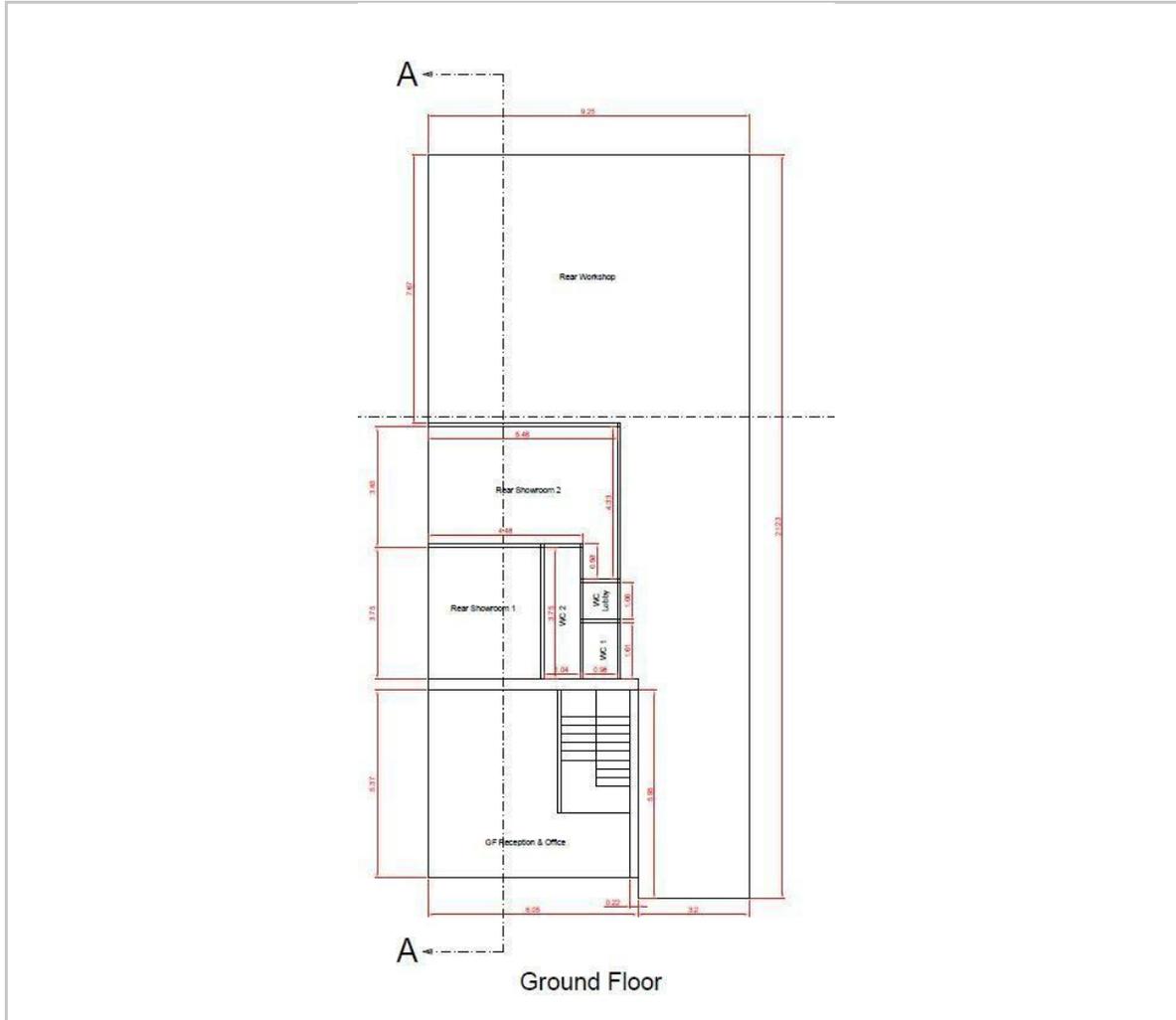
IF YOU ARE CONSIDERING SELLING ANY COMMERCIAL VENTURES/ PLOTS OF LAND (WOODLAND/ FARM LAND/ EQUESTRIAN/ LAKES ETC) THEN IT IS WORTH NOTING THAT WE DO NOT CHARGE VENDORS/LANDOWNERS FOR THE SALE OR MARKETING.

Disclaimer: Please note that fees are payable at the rate of 1.5% plus VAT (Minimum fee £6,750 plus VAT) by the buyer to purchase this property due to the St Quintin Property Group not taking a fee from the seller. This needs to be considered prior to making an offer.





## Floor Plan

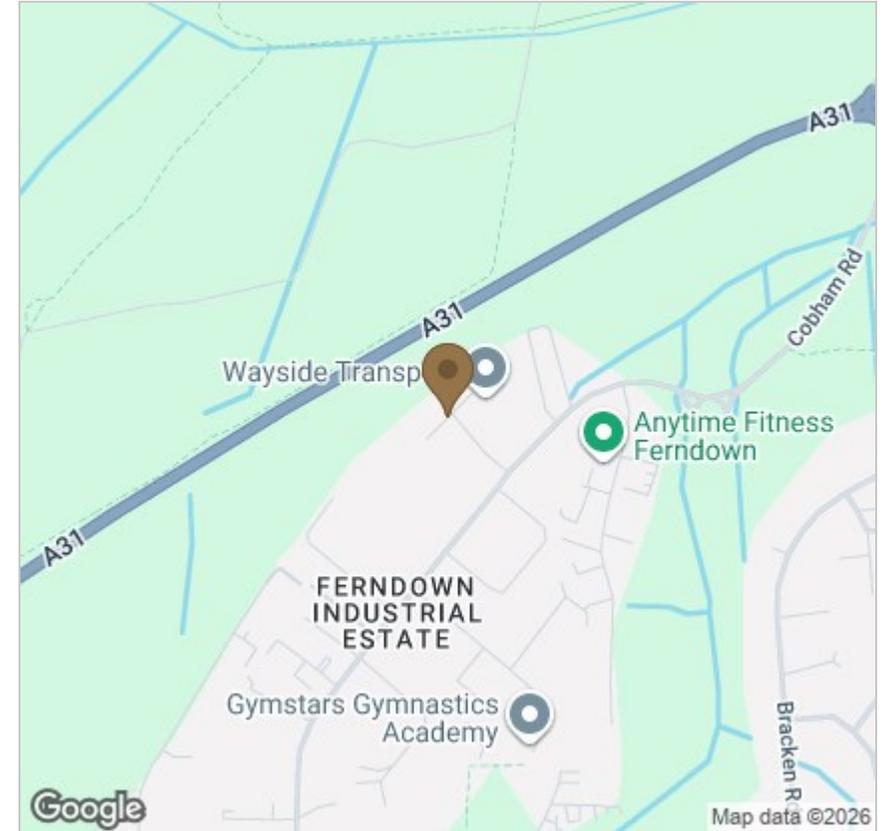


## Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

