



**AXIS 31**  
PHASE 6

Woolstridge Industrial Park, Oak Field Road, Wimborne, Dorset, BH21 6FE

**FOR SALE/TO LET**  
NEW INDUSTRIAL/WAREHOUSE/RETAIL UNITS  
**992 - 1,184 SQ FT**  
(LARGER MODULES AVAILABLE BY COMBINING UNITS)  
**IMMEDIATELY AVAILABLE**



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.



## ▲ Specification

Each unit has the following high specification:

- Brick outer, blockwork inner wall construction with composite panel cladding to upper elevations
- Steel clad insulated roof incorporating daylight panels
- Steel portal frame
- Feature double glazed windows at ground and first floor
- Internal eaves height approx. 7.25m
- Power floated concrete floor: 25 kn/sq m loading
- LED light
- Electric insulated loading door approx. 3.15m wide
- 3 phase electricity
- Fibre to the premises (FTTP)
- Unisex disabled WC
- Personnel door
- Allocated car-parking
- Teapoint
- Fire alarm
- PV panels on roof

## ▲ Permitted Use

Light industrial, warehouse and retail uses are permitted. We would urge all interested parties to make further enquiries through the planning department in connection with their own proposed use of the premises:

Dorset Council: 01305 251000

## ▲ Service Charge

There is a service charge in respect of the upkeep, management and maintenance of common parts within the estate. The initial annual prices are provided in the availability schedule.

## ▲ Rateable Value

The premises will be assessed following practical completion.

## ▲ Legal Costs

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

## ▲ 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.

## ▲ Tenure

The units are available on the following basis:

### Leasehold

New full repairing and insuring leases for negotiable terms, incorporating upward only, open market rent reviews.

### Virtual Freehold

New 999 year leases with an initial ground rent payable of £120 per annum. Every 25 years this will increase by £60 up to a ceiling of £600.

## ▲ EPC Ratings

To be assessed upon practical completion.





## ▲ Availability Schedule

Unit	Size Sq Ft	Price	Rent	Availability	Service Charge per annum	Parking	Description	Targeted EPC Rating
47	1,003	£275,000	£15,500	Immediate	£520	3	Mid terrace	A
49	1,003	£275,000	£15,500	Immediate	£520	3	Mid terrace	A
50	992	£275,000	£15,375	Immediate	£520	3	Mid terrace	A
51	992	£275,000	£15,375	Under Offer	£520	3	End terrace	A
53	1,184	£320,000	£17,950	Under Offer	£600	3	Mid terrace	A

Approximate Gross Internal Areas scaled off plan.

The above rentals are exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.

# Phase 6



Not to scale - illustration only

## ▲ Viewings & Further Information

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



**James Edwards**

james.edwards@goadsby.com  
01202 550123 // 07801 734797

**Chris Wilson**

chris.wilson@goadsby.com  
07968 299407

**Joseph Holderness**

joseph.holderness@goadsby.com  
01202 550200 // 07879 435387



**Steve Tomkins**

stevet@nettlesawyer.co.uk  
01202 550246 // 07808 724166



**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](#).

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 once a sale 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 once terms have been agreed.