



# TO LET

## DETACHED HIGH BAY WAREHOUSE

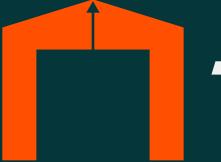
28,369 SQ FT  
(2,636 SQ M)

**79** CONDOR  
CLOSE

WOOLSBIDGE INDUSTRIAL ESTATE  
THREE LEGGED CROSS WIMBORNE, DORSET BH21 6SU



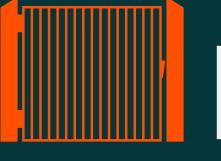
**7.1M**  
INTERNAL EAVES



**10.1M**  
RIDGE HEIGHT



**2 NO.**  
LOADING DOORS



**FENCED**  
AND GATED SITE



**C-66**  
EPC RATING



**79 CONDOR  
CLOSE**

# SPECIFICATION

## WAREHOUSE

- Detached
- Brick/blockwork construction with profiled steel cladding to upper elevations
- Steel portal frame
- Pitched steel clad roof incorporating daylight panels
- 2 No. loading doors – 3.8m wide x 4.7m high
- Internal eaves height 7.1m
- Ridge height 10.1m
- Windows at ground and first floor level on front elevation
- Concrete floor
- Warehouse lighting
- Male, female and a disabled WC to be installed

## EXTERNALLY

- Tarmacadam car-park
- Concrete loading apron
- Access/egress through lockable gates onto the main estate road
- Access/egress through lockable gates onto Condor Close



# LOCATION

Woolsbridge Industrial Estate is rapidly expanding with the new Axis 31 extension and numerous local, regional and national occupiers represented including:

**GAP Hire Solutions, BRITA, New Forest Clothing, Rollalong and Regal Leisure Services.**

- Woolsbridge Industrial Estate is approximately 2.5 miles from the A31 dual carriageway.
- The A31 leads to the M27/M3 motorway networks to the north-east and to the A35 to the west.



# ACCOMMODATION

**Ground floor warehouse      28,369 sq ft // 2636 sq m**

The above gross internal area has been measured in accordance with the 6th Edition of the RICS Code of Measuring Practice.

## SITE AREA

The site extends to approximately **1.18 acres**.

## LEASE TERMS

The premises are available to let by way of a new full repairing and insuring lease incorporating upward only, open market rent reviews.

## RENT

**£200,000 per annum** exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.

## EPC RATING

C - 66

## RATEABLE VALUE

£175,000 (from 1.4.23) // £248,000 (From 1.4.26)







## SERVICE CHARGE

A service charge is payable in respect of the upkeep, management and maintenance of the common parts within the estate. Interested parties are advised to make further enquiries.

## 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.

## VIEWINGS

Strictly by prior appointment through the joint sole agents, **Goadsby** and **Nettleship Sawyer**, through whom all negotiations must be conducted.



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# 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](#).

## IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or 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 or 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.

