

# TO LET

## INDUSTRIAL/WAREHOUSE PREMISES

5,270 SQ FT // 490 SQ M



BUSINESS SPACE

goadsby

**19 COBHAM ROAD**

FERNDOWN INDUSTRIAL ESTATE, WIMBORNE, DORSET, BH21 7PE

## SUMMARY >

- SEMI-DETACHED
- 5,270 SQ FT
- DIRECT ACCESS TO THE A31
- 3.96M INTERNAL EAVES HEIGHT
- 3 PHASE ELECTRICITY AND GAS AVAILABLE
- ROLLER SHUTTER DOOR
- TENURE - NEW FULL REPAIRING AND INSURING LEASE

RENT: £45,000 PER ANNUM EXCL.



REF:  
W12467

**19 COBHAM ROAD**  
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## Location

The property is situated within a mixed development of office and industrial/warehouse premises with direct access from Cobham Road, the main spine road serving the established Ferndown Industrial Estate. The estate has direct access to the A31 dual carriageway which connects to the M27/M3 motorway networks.

## Description

The premises comprise a semi-detached single storey industrial building with brick elevations and a steel portal frame supporting a pitched roof incorporating translucent daylight panels. The property incorporates office accommodation and cloakroom facilities on one elevation

Features Include :

- Seperate personnel door
- Reception/office
- Approximate internal eaves height of 3.96m
- 3 Phase gas and electricity available
- Warm air heaters
- Roller shutter door - 3.97m wide x 4m high
- Cloakroom Facilities
- 10 Car parking spaces available

## Lease

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

## Rent

**£45,000 per annum** exclusive of business rates, VAT, service charge/insurance premium /utilities and al other outgoings.



## Rateable Value

£42,250 (from 01.04.26)

## Service Charge

A service charge of £160 plus VAT is payable in respect of the maintenance, repair and running costs of the common areas within the estate.

## EPC Rating

A new EPC has been commissioned

## Legal Costs

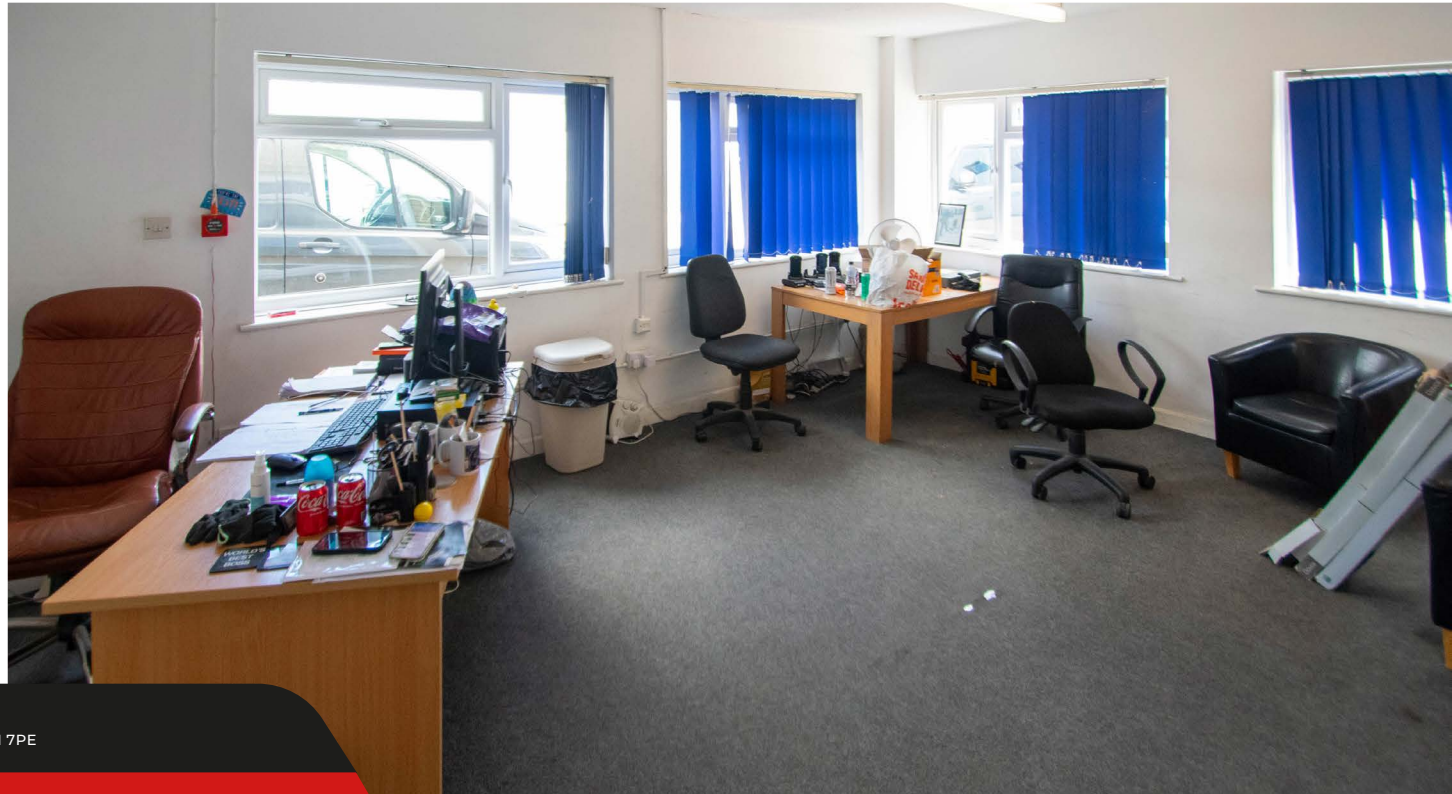
Each party to be responsible for their own legal costs incurred in the transaction.

## 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.

## Viewing

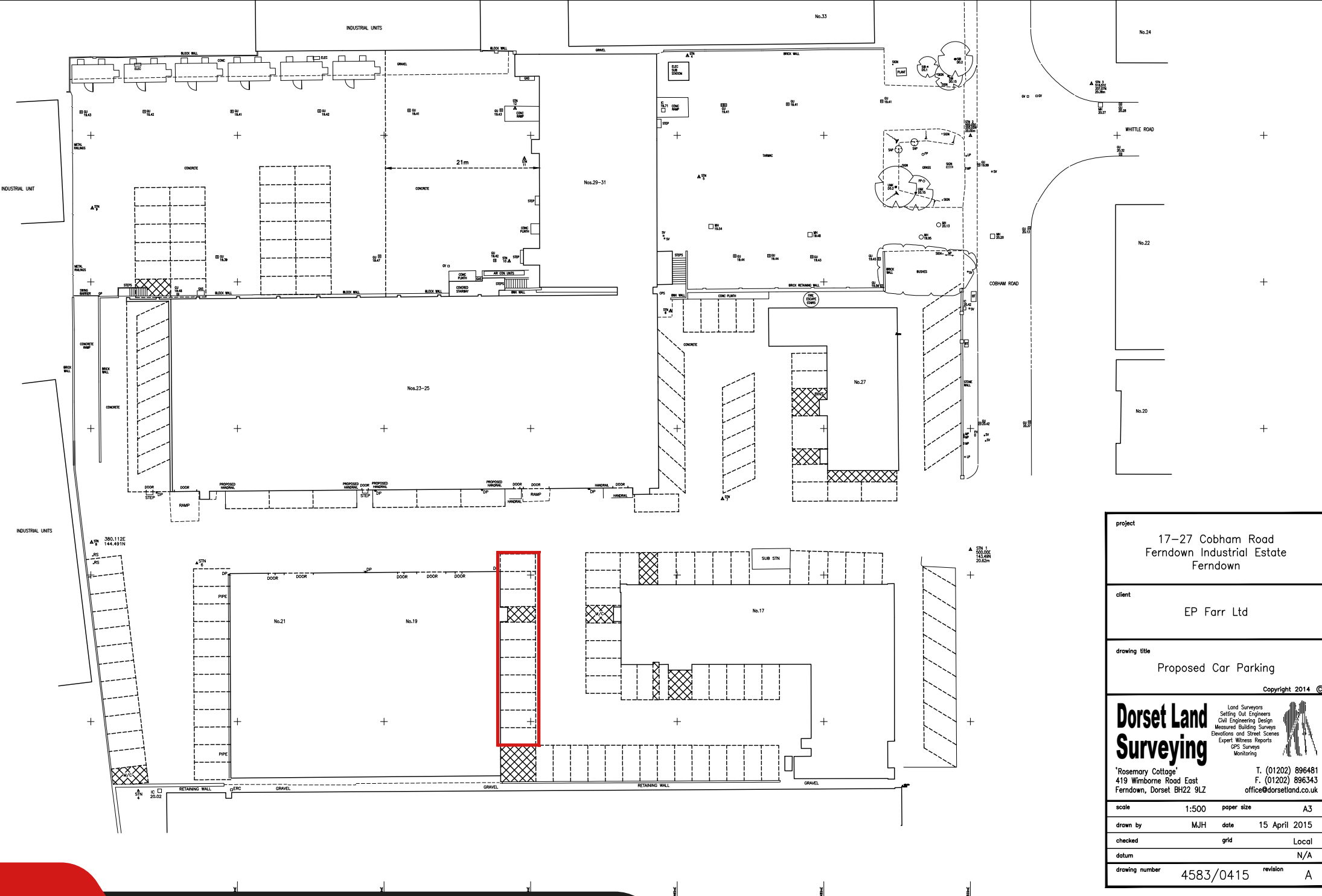
Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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project	17-27 Cobham Road Ferndown Industrial Estate Ferndown		
client	EP Farr Ltd		
drawing title	Proposed Car Parking		
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<b>Dorset Land Surveying</b> <small>Land Surveyors Setting Out Engineers Civil Engineering Design Measured Building Surveys Elevations and Street Scenes Expert Witness Reports GPS Surveys Monitoring</small>			
<small>'Rosemary Cottage' 419 Wimborne Road East Ferndown, Dorset BH22 9LZ</small>		<small>T. (01202) 896481 F. (01202) 896343 office@dorsetland.co.uk</small>	
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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.

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