



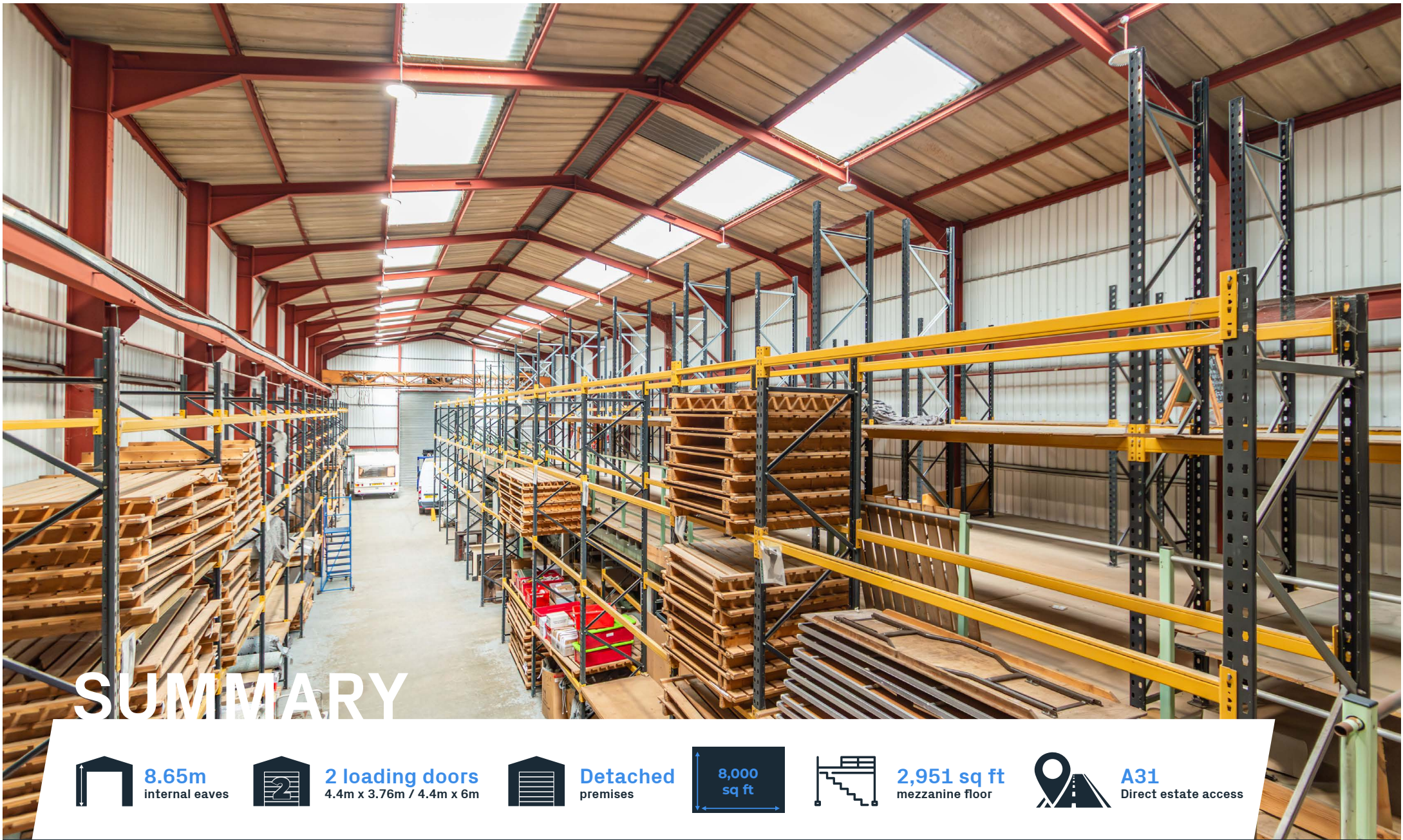
**TO LET**

**DETACHED HIGH BAY INDUSTRIAL/WAREHOUSE PREMISES  
SITUATED ON ONE OF DORSET'S PREMIER ESTATES**

**743 SQ M // 8,000 SQ FT**

**PLUS 274 SQ M / 2,951 SQ FT MEZZANINE**

**15 WHITTLE ROAD** FERNDOWN INDUSTRIAL ESTATE, WIMBORNE, DORSET, BH21 7RL



# SUMMARY



**8.65m**  
internal eaves



**2 loading doors**  
4.4m x 3.76m / 4.4m x 6m



**Detached**  
premises



**8,000**  
sq ft



**2,951 sq ft**  
mezzanine floor



**A31**  
Direct estate access

**RENT: £72,500 PER ANNUM EXCLUSIVE**



## LOCATION

- Whittle Road is accessed from Cobham Way, the latter being the main spine road serving the established Ferndown Industrial Estate
- Ferndown Industrial Estate has direct access to the A31 dual carriageway
- The A31 dual carriage provides communications to Poole (via the A349), Bournemouth (via the A338), Wimborne and Ringwood and also connects with the M27/M3 motorway networks

## DESCRIPTION

- Detached
- Steel over-clad roof
- Concrete ground floor
- Internal eaves height of approximately 8.65m
- 2 loading door measuring approximately 4.4m wide x 3.76m high and 4.4m wide x 6m high
- Administration area with offices, male and female cloakrooms and a kitchenette
- Timber decked mezzanine
- Lighting within the factory/warehouse
- 3 phase electricity and gas available
- Car-parking at the front and side of the premises (access to the side via a communal driveway)





## FLOOR AREAS

	sq m	sq ft
Factory/warehouse	677	7,286
Ground floor administration	66	713
<b>Total gross internal area approximately</b>	<b>743</b>	<b>8,000</b>
Mezzanine	274	2,951

The above areas have been measured on a gross internal basis.

## LEASE

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term, incorporating upwards only open market rent reviews every 5 years.

## RENT

**£72,500 per annum exclusive of VAT and all outgoings.**

## RATEABLE VALUE

£60,000 (from 21.5.26)

## EPC RATING

C - 70





## 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.

## LEGAL COSTS

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

## VIEWINGS

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



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### 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.