

TO LET

INDUSTRIAL/WAREHOUSE PREMISES

Unit 1
Ryan Business Park
Sandford Lane
Wareham BH20 4DY

1,433 sq ft (133.1 sq m)
Approx. gross internal area

£10,500 per annum exclusive



Reference: 10024/JEL

LOCATION

Ryan Business Park is situated in a prominent position on Sandford Lane approximately one mile from Wareham town centre, close to the A351 Wareham By-Pass giving access to the Bournemouth/Poole conurbation to the east.

DESCRIPTION

This end terrace property is constructed of brick/block lower elevations and profiled cladding above. The property benefits from the following features:-

- ❖ Personnel entrance door
- ❖ Male and Female WCs
- ❖ Internal eaves height approximately 2.94m
- ❖ Sliding steel concertina style loading door approx. 3.1 m high and 3.6m wide
- ❖ Car parking and loading on concrete forecourt

PLANNING

In accordance with our normal practice we advise all interested parties to make their own enquiries through the Planning Department of Purbeck District Council (tel: 01929-556561) in connection with their own proposed use of the property.

SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

TENURE

The premises are available to let on a new full repairing and insuring lease for a term to be agreed incorporating 3 yearly upward only rent reviews.

RENT

£10,500 per annum exclusive of VAT, business rates, service charge, insurance premiums and all other outgoings.

LEGAL COSTS

As is customary, the ingoing tenant is to bear the landlord's reasonable legal costs incurred in the preparation and completion of the lease.

BUSINESS RATES (source: www.voa.gov.uk)

Rateable Value: £9,700 (1 April 2017)

SERVICE CHARGE

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of communal parts, etc. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band E (102).

The full EPC and recommendations report are available on request.

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-



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THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.