NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants

TO LET

SEMI-DETACHED INDUSTRIAL PREMISES WITH OFFICES

25 Cobham Road
Ferndown Industrial Estate
Wimborne
BH21 7PE

9,016 sq ft (837 m^2)
approx. gross internal area

£50,000 plus VAT per annum exclusive
ONLY £5.55 per sq ft

AVAILABLE SEPTEMBER 2020

01202 556491
www.nettleshipsawyer.co.uk

Heliting House, 35 Richmond Hill, Bournemouth, BH2 6HT

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 through the Ferndown Estate, and only a quarter of a mile from the junction with A31 (T) giving dual carriageway/motorway access to London (via the M27 and M3).

DESCRIPTION

The property comprises a semi-detached single storey industrial building with brick elevations and a steel trussed roof supported on brick piers beneath a pitched roof. There is a two-storey section with first floor office accommodation to the front with a flat roof. Features include:-

- Personnel entrance door
- First floor office accommodation
- Ground floor assembly/production area with 2.25m ceiling height
- WCs
- Teapoint
- Approx internal height to valley gutter 3.9 m
- Roller shutter loading door 3.4 m wide x 3.6 m high
- Car parking

ACCOMMODATION

Ground floor	
Factory	4,016 sq ft (373 sq m)
Assembly/production inc WC, teapoint	2,558 sq ft (237 sq m)
First Floor	
Offices, wcs	2,442 sq ft (227 sq m)
Total gross internal area	9,016 sq ft (837 sq m)

Measured on a gross internal basis.

PLANNING

In accordance with our normal practice we advise all interested parties to make their own enquiries through the Planning Department of Dorset Council (East Dorset tel.01202 795031) 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

£50,000 plus VAT per annum exclusive.

The annual rent quoted is exclusive of business rates, VAT, service charge, insurance premiums and all other outgoings.

LEGAL COSTS

As is customary, the ingoing tenant will be responsible for our clients reasonable legal costs incurred in the preparation and completion of the legal documentation.

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

Rateable Value: £45,000 (1 April 2018)

SERVICE CHARGE

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. We are advised the currently budgeted service charge payable is £400 per quarter.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band E (109).

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 joint 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, UTILILTIES 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.

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LANDMARK INFORMATION

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