

TO LET

MODERN B1 TWO STOREY INDUSTRIAL UNIT WITH 0.5 ACRE STORAGE YARD

At

Lower Common Lane, Three Legged
Cross, Nr. Wimborne, BH21 6RY

- ◆ Good location close to Woolsbridge Ind Estate
- ◆ Modern 2-storey (part) industrial unit
- ◆ Ground floor – 682 sq ft
Mezzanine – 484 sq ft offices
TOTAL – 1,166 sq ft
- ◆ Steel Roller Shutter Door
- ◆ 16' to eaves
- ◆ 0.5 acre storage yard with some security fencing
- ◆ New lease by negotiation
- ◆ Rent **£35,000** per annum exclusive
- ◆ No rates to pay (subject to status)



LOCATION

The property is situated at Three Legged Cross approximately 3 miles north of the A31 providing excellent communications to the west (Dorchester), south (Bournemouth) and east (Southampton, London M27/M3 and Salisbury). Lower Common Lane is situated off the main Ringwood Road (B3072) immediately opposite Gundrys Farm and close to Woolsbridge Industrial Estate which is undergoing considerable current growth.

The site is located at the end of Lower Common Lane on the right hand side.

DESCRIPTION

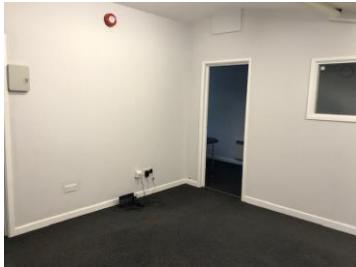
These detached premises are of brick outer blockwork inner wall construction with profiled steel cladding to upper elevations with pitched steel roof.

ACCOMMODATION

Ground Floor – 682 sq ft

Cloakroom/WC

Kitchen



16' to eaves

Steel Roller Shutter Loading door.

First Floor – (mezzanine)

Offices – 484 sq ft

TOTAL NET FLOOR AREA – 1,166 sq ft

Storage Yard approximately 0.5 acres with secure entrance gate mainly gravelled with part tarmacked parking area.

LEASE

The premises are available by way of a new full repairing and insuring lease, terms to be agreed at a commencing rent of **£35,000** per annum exclusive subject to periodic reviews.

VAT – All figures are exclusive of VAT, if applicable.

SERVICES

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

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

Rateable Value - £9,500

Small business rate relief may apply.

ENERGY PERFORMANCE CERTIFICATE

Awaiting details

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

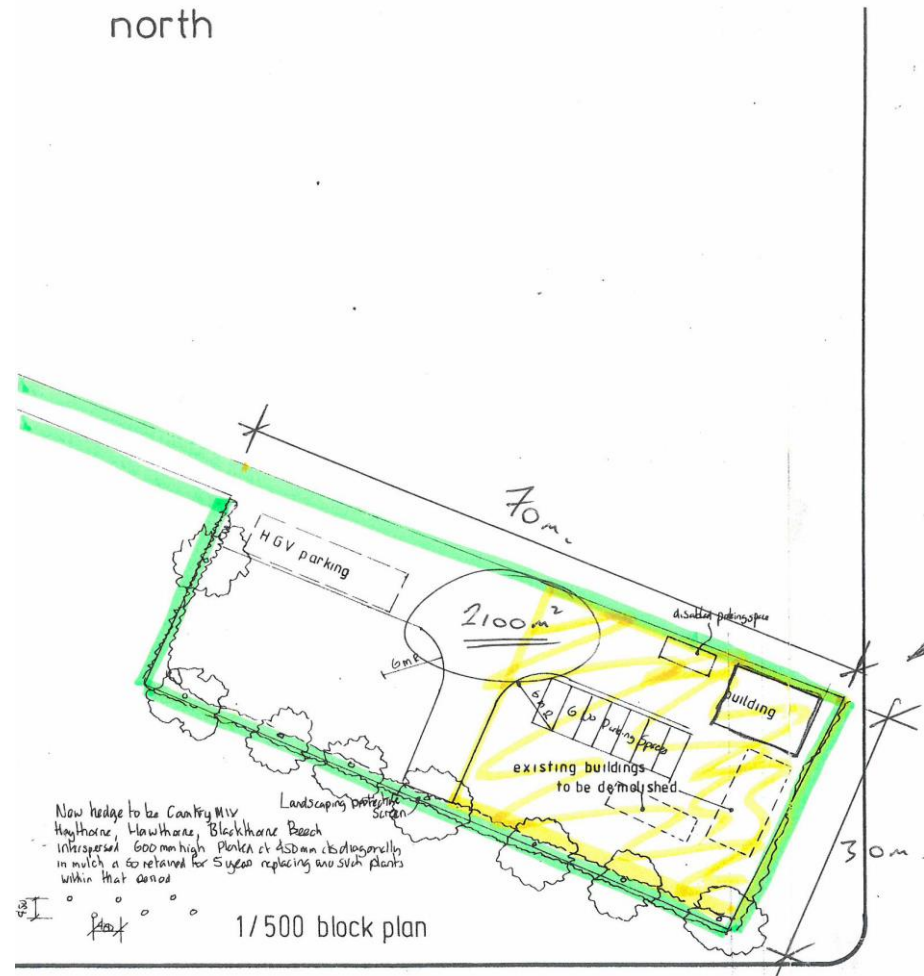
Strictly by appointment through the sole agents:-



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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.

Overall Site Plan



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