

TO LET

REFURBISHED SECOND FLOOR OFFICE SUITES WITH CAR PARKING

Cobham House
27 Cobham Road
Ferndown Industrial Estate
Wimborne
BH21 7PE

257 sq ft - 665 sq ft (offices can be combined)

£6,000 - £13,300 plus VAT per annum exclusive



Reference: SJT/2737/2nd

LOCATION

The property is prominently situated fronting Cobham Road, the arterial road running through the Ferndown Industrial Estate with direct access onto the A31.

The A31 provides dual carriageway access to the M27/ motorway network beyond and A338 in the east and single carriageway access to Wimborne and the A35 in the west.

DESCRIPTION

Cobham House is a detached 3 storey office building with newly clad elevations and double glazed windows.

The second floor has been split into 4 separate suites which have been refurbished to a high standard to include the following specification:-

- * New suspended ceilings with integral lighting
- * New carpets
- * Heating / cooling cassettes
- * Cloakroom and kitchenette facilities in each suite
- * Sub-meters for electricity.

TENURE

The suites are available to let individually or combined on new full repairing and insuring leases for negotiable terms, incorporating upward only open market rent reviews. Occupation can be granted within 48 hours (subject to terms).

The rents quoted are exclusive of business rates, VAT, service charge, insurance premiums and all other outgoings.

Suite 9 – 257 sq ft

Rent - **£6,000** per annum exclusive of VAT and all outgoings
Service charge - £500 plus VAT per annum
Parking - 1 allocated car parking space
Rateable value – to be reassessed, but small business rates relief is likely to apply, subject to conditions.

Suite 10 – 665 sq ft

Rent - **£13,300** per annum exclusive of VAT and all outgoings
Service charge - £1,200 plus VAT per annum
Parking - 3 allocated car parking spaces
Rateable value – to be reassessed but small business rates relief is likely to apply, subject to conditions.

Suite 11 – 391 sq ft

NOW LET

Rent - **£8,000** per annum exclusive of VAT and all outgoings
Service charge - £800 plus VAT per annum
Parking - 2 allocated car parking spaces
Rateable value – to be reassessed, but small business rates relief likely to apply, subject to conditions.

Suite 12 – 514 sq ft

Rent - **£10,500** per annum exclusive of VAT and all outgoings
Service charge - £1,000 plus VAT per annum
Parking - 2 allocated car parking spaces
Rateable value – to be reassessed but small business rates relief likely to apply, subject to conditions.

ENERGY PERFORMANCE CERTIFICATE

New Energy Performance Certificates have been commissioned.

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

To be reassessed

LEGAL COSTS

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

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

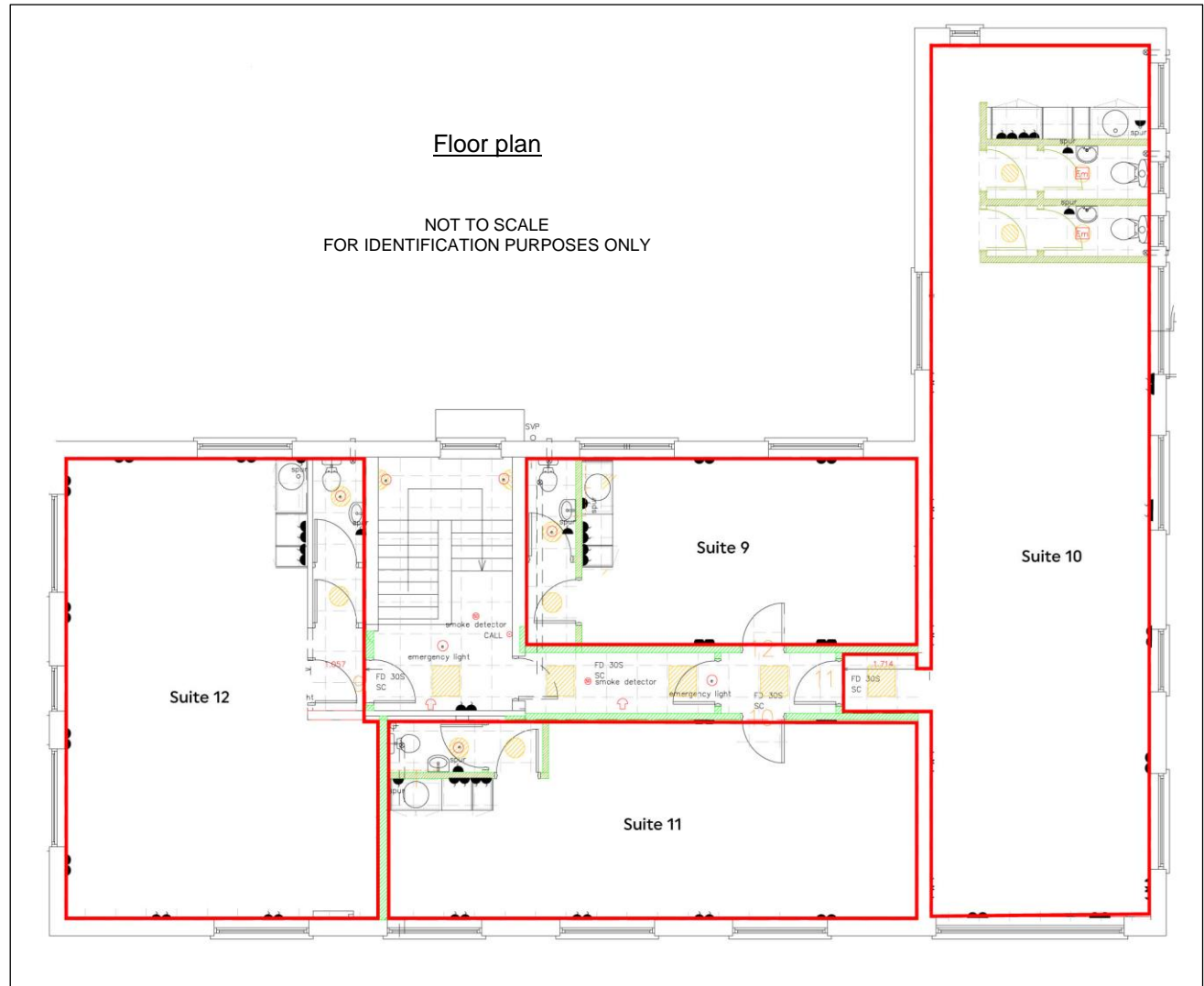
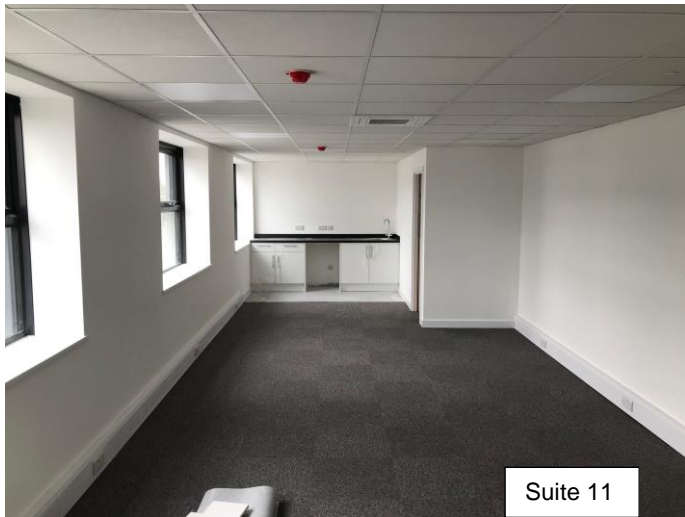
Strictly by appointment through joint sole agents:-



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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, 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.



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