NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants

TO LET

MODERN INDUSTRIAL/WAREHOUSE PREMISES

Unit 18
AXIS 31
Woolsbridge Industrial Park
Oak Field Road
Wimborne BH21 6FE

976 sq ft (91 m²) Approx gross internal area

£14,250 plus VAT per annum exclusive

01202 556491
www.nettleshipsawyer.co.uk

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

LOCATION

AXIS 31 is a new commercial development situated approximately 3 miles from the junction of the A31 / A338 providing access to the Bournemouth / Poole conurbation and the national motorway network via the A31 /M27.

DESCRIPTION

These mid terrace premises have recently been constructed with the following features:-

- Brick / block lower elevations with cladding to upper elevations
- Steel clad insulated roof incorporating daylight panels
- Steel portal frame
- Double glazed windows at ground and first floor
- Internal eaves approx 7m
- LED light
- Electric loading door
- Unisex WC
- Personnel door
- Teapoint
- 3 allocated car parking spaces and loading bay

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 open market rent reviews.

RENT

£14,250 plus VAT per annum exclusive.

The rental quoted is exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.

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: £8,000 (10 Dec 20 to present)

100% small business rates relief currently available (subject to conditions)

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band A (25).
The full EPC and recommendations report are available on request.

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.

SERVICE CHARGE

There is a service charge payable in respect of the upkeep, management and maintenance of common parts within the estate which is currently budgeted at £500 plus VAT per annum.

LEGAL COSTS

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

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:-

NETTLESHIP SAWYER
01202 556491
NETTLESHIPSAWYER.CO.UK

Steven Tomkins
stevet@nettsawyer.co.uk
01202 550246

CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed **HERE**

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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FOR INDICATIVE PURPOSES ONLY

DO NOT SCALE

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