

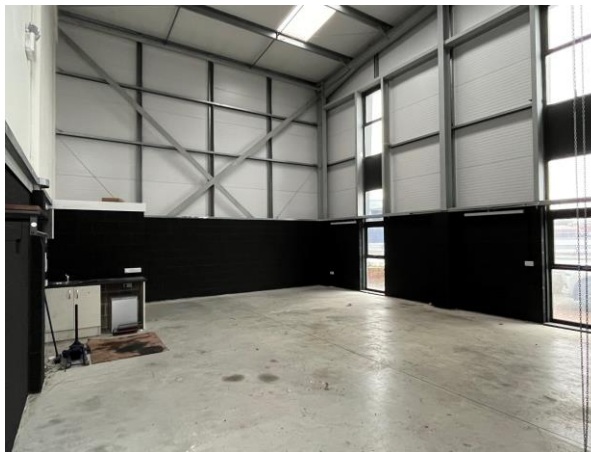
TO LET

MODERN END TERRACE INDUSTRIAL/WAREHOUSE PREMISES

Unit 30
AXIS 31
Woolsbridge Industrial Park
Oak Field Road
Wimborne BH21 6FE

834 sq ft (77 m²)
Approx gross internal area

£13,250 plus VAT per annum exclusive



LOCATION

AXIS 31 is the second phase of the established Woolsbridge Industrial Park 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

The end-terrace unit has the following specification:-

- ❖ Brick / block lower elevations with cladding to upper elevations
- ❖ Steel clad insulated roof incorporating daylight panels
- ❖ Steel frame
- ❖ Double glazed windows at ground and first floor
- ❖ Internal eaves approx. 7m
- ❖ LED light
- ❖ Electric loading door measuring 3.1m wide x 6.2m high
- ❖ Unisex disabled wc
- ❖ Personnel door
- ❖ Teapoint
- ❖ Car parking

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: 01305 251000 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 open market rent reviews.

RENT

£13,250 plus VAT per annum exclusive.

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

LEGAL COSTS

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

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

Awaiting assessment.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band B (36)

The full EPC and recommendations report are available on request.

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 £440 plus VAT per annum.

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:-



Steven Tomkins
stevet@nettsawyer.co.uk
01202 550246



Josh Adamson
joshua.adamson@goadsby.com
01202 550110

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](#)

