NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants



First floor



TO LET

MODERN 2 STOREY BUSINESS PREMISES

Unit 6
Cobham Business Centre
Cobham Road
Ferndown Industrial Estate
Wimborne, BH21 7BX

1,661 sq ft (154 sq m)
Approx. gross internal area

£19,950 plus VAT per annum exclusive



01202 556491
www.nettleshipsawyer.co.uk

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

LOCATION

The property is located on a modern development of industrial/ warehouse units on Cobham Road on the popular and well established Ferndown Industrial Estate only a quarter of a mile from the junction with the A31 giving dual carriageway/motorway access to London (via the M27 and M3) to the east. The A31 links to the A35 to the west and the A338/Bournemouth to the south.

DESCRIPTION

The property comprises a two storey semi-detached business unit arranged to provide a meeting room, office and store on the ground floor and open plan office on the first floor.
The property is constructed of brick/block lower elevations with steel cladding above.
Features include:-

- Personnel entrance door with security shutter
- 2 WCs ground floor
- Partitioned store with access via electric roller shutter loading door
- Meeting room and separate office on ground floor
- Kitchenette with bar seating area
- First floor open plan office with suspended ceiling, integral lighting, carpeting and heating/cooling cassettes
- Double glazed UPVC windows at first floor providing natural daylighting
- 3 allocated car parking spaces plus loading bay

SERVICES

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

ACCOMMODATION

Ground floor – incl meeting room/ office/WCs/store & kitchenette	855 ft^2	(79 m^2)
First floor - Open plan office	806 ft^2	(75 m^2)
TOTAL	1,661 ft^2	(154 m^2)

Measured on 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.

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

£19,950 plus VAT per annum exclusive.

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

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band B (26).

The full EPC and recommendations report are available on request.

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

Rateable Value: £13,250 (From 1st April 2026)

LEGAL COSTS

As is customary, the ingoing tenant is to be responsible for the lessor's reasonable legal costs incurred in the preparation and completion of the legal documentation

SERVICE CHARGE

A service charge is levied in respect of the upkeep, management and maintenance of common parts of Cobham Business Centre. We have been advised by our client the current service charge budget is £100 plus VAT per quarter.



Ground floor

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.

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.

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**

VIEWING AND FURTHER INFORMATION

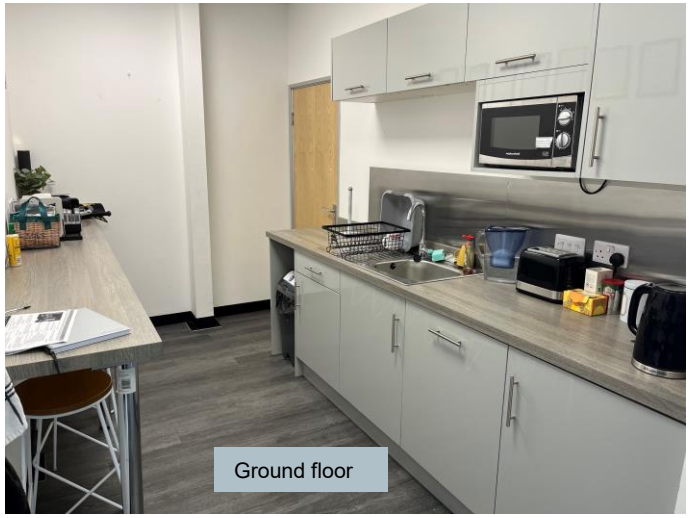
Strictly by appointment through the sole agents:-

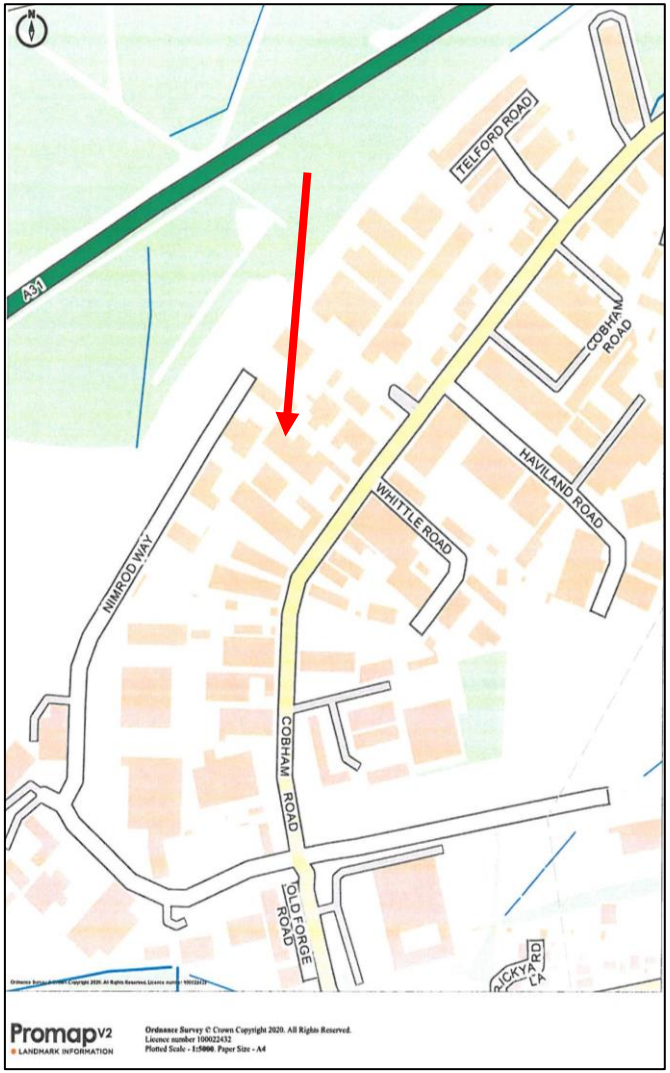
NETTLESHIP SAWYER
01202 556491
NETTLESHIPSAWYER.CO.UK

Steven Tomkins
stevet@nettsawyer.co.uk
01202 550246



First floor


Ground floor



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