

27 FERNDOWN BUSINESS CENTRE,  
COBHAM ROAD, FERNDOWN BH21 7PE



## OFFICES / VARIOUS SIZES TO LET



**625 – 1317 sq.ft (58.1 - 122.4 sq.m) Net Internal Area**

### **KEY FEATURES**

- Flexible lease terms
- Open plan accommodation
- On site parking
- Good transport links

# 27 FERNDOWN BUSINESS CENTRE, COBHAM ROAD, FERNDOWN BH21 7PE



## LOCATION

Ferndown Business Centre is situated in Cobham Road, approximately 95 miles south west of London and within 10 miles of Bournemouth/Poole. The A31 trunk road passes the town to the north side, linking to Wimborne to the west and Southampton to the east, providing access to the M27 and M3.

The nearest mainline railway station is Bournemouth with a fast journey time to London Waterloo of 1 hour 39 minutes. Bournemouth Airport is approximately 5 miles south east providing both domestic and international flights.

## DESCRIPTION

27 Ferndown Business Centre is a three storey purpose built office block with part rendered and part stone clad elevations beneath a flat metal decked roof with road frontage.

The units provide open plan, carpeted, office accommodation and WC facilities on each floor.

The units also benefit from on-site parking.

## SPECIFICATION

- Open plan accommodation
- On site car parking
- Suspended ceilings
- Kitchen facilities
- Carpet tiles



## SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## TENURE

The premises are available on the basis of a new full repairing and insuring lease or licence agreement.

## RENT / LICENCE FEE

First Floor Office 1: £10,540 per annum  
First Floor Office 2: £5,000 per annum

## SERVICE CHARGE

There is a service charge payable in respect of the upkeep, management and maintenance of common parts etc. Further information on request.

## SCHEDULE OF AREAS (APPROX. NET INTERNAL AREA)

Description	ft <sup>2</sup>	m <sup>2</sup>
First Floor Office 1	1317	122
First Floor Office 2	625	58

(Measured in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition)

## BUSINESS RATES

Interested parties can confirm the Business Rates for this property via the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)).

## EPC

Energy Performance Rating: C72  
Reference Number: 3539-5893-0000

## LEGAL COSTS

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

## VIEWING

Strictly by appointment through the joint sole agents.

## CONTACTS

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**Subject to Contract**  
**January 2017**

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