

## TO LET

### BRAND NEW INDUSTRIAL/WAREHOUSE PREMISES

Unit 2 Cobham Business Centre  
Cobham Road  
Ferndown Industrial Estate  
Wimborne  
BH21 7BX

830 sq ft (77.1 m<sup>2</sup>) approx. gross internal area

**£12,000 per annum exclusive**



Reference: 10028/JEL

## LOCATION

The property is located on a new 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/Devon to the west and the A338/Bournemouth to the south.

## DESCRIPTON

This mid-terraced unit is of steel frame construction with lower elevations of brick/block and cladding above. Features of the property include:-

- ❖ Brick outer, blockwork inner wall construction
- ❖ Steel cladding to upper elevations
- ❖ Steel clad insulated roof incorporating daylight panels
- ❖ Teapoint
- ❖ Power floated concrete floor
- ❖ Electric roller shutter loading door measuring approximately 2.7 metres wide x 6.2 metres high
- ❖ Ground and first floor uPVC double glazed windows
- ❖ Internal eaves height approx 7.2 m
- ❖ Unisex disabled wc
- ❖ Personnel entrance door
- ❖ Three allocated car parking spaces

## 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 three yearly upward only rent reviews.



## RENT

**£12,000** per annum exclusive of VAT, business rates, service charge, insurance premiums and all other outgoings. VAT is payable on the rent.

## PLANNING

In accordance with our normal practice, we advise all interested parties to make their own enquiries through the Planning Department of East Dorset District Council (Tel: 01202 795031) in connection with their own proposed use of the property.

## LEGAL COSTS

As is customary, the ingoing tenant will be responsible for our client's reasonable legal costs incurred in the preparation and completion of the lease.

## BUSINESS RATES (source: [www.voa.gov.uk](http://www.voa.gov.uk))

To be assessed.

## SERVICE CHARGE

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

## ENERGY PERFORMANCE CERTIFICATE

Assessment – Band B (26).

The full EPC and recommendations report are available on request.

## 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:-



Joe Lee  
[joe@nettsawyer.co.uk](mailto:joe@nettsawyer.co.uk)  
01202 550233

Steven Tomkins  
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