

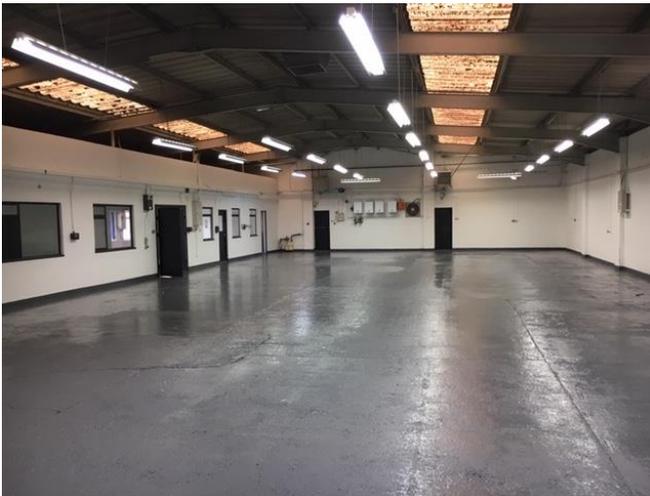
TO LET

SEMI-DETACHED INDUSTRIAL PREMISES

19 Cobham Road
Ferndown Industrial Estate
Wimborne
BH21 7PE

5,270 sq ft (490 m²)
approx. gross internal area

£36,000 plus VAT per annum exclusive



Reference: 1981/SJT

LOCATION

The property is situated within a mixed development of office and industrial/warehouse premises with direct access from Cobham Road, the main spine road through the Ferndown Estate, and only a quarter of a mile from the junction with A31 (T) giving dual carriageway/motorway access to London (via the M27 and M3).

DESCRIPTION

The property comprises a semi-detached single storey industrial building with brick elevations and a steel portal frame supporting a pitched roof incorporating translucent daylight panels. The property incorporates office accommodation on one side elevation. Features include:-

- Personnel entrance door
- Reception / office
- Open plan office area and further partitioned office
- There is an area of boarded mezzanine floor (restricted headroom)
- WCs
- Approx internal eaves height 4 m
- Roller shutter loading door
- Car parking

TENURE

The premises are available to let on a new full repairing and insuring lease for a term to be agreed incorporating periodic upward only rent reviews.



RENT

£36,000 plus VAT per annum exclusive.

The annual rent quoted is exclusive of business rates, VAT, service charge, insurance premiums 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.

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 legal documentation.

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

The District Valuer's website provides the following information:-

Rateable value £30,000 (1 April 2018)

SERVICE CHARGE

The premises are subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. The service charge payable is £160 plus VAT per quarter.

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 886201) in connection with their own proposed use of the property.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band D (97)

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.

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, UTILITIES 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.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint sole agents:-



Steven Tomkins
stevet@nettsawyer.co.uk
01202 556491



Alex Gauntlett
agauntlett@vailwilliams.com
023 8082 0900



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