

2 – 3 WESTMINSTER ROAD, WAREHAM,
DORSET BH20 4SP



DETACHED WAREHOUSE/INDUSTRIAL BUILDING TO LET



19,128 sq.ft (1,777 sq.m) Gross Internal Area

KEY FEATURES

- Easy access to the A35
- 4 Loading doors
- Secure yard
- Detached

2 – 3 WESTMINSTER ROAD, WAREHAM, DORSET BH20 4SP



LOCATION

The property is located on Westminster Road, one of Wareham's main industrial areas situated on the north-western side of the town centre.

The historic town of Wareham is situated approx. 10 miles to the south-west of Poole and with access from the A35 (east-west corridor) via the A3351.

Wareham Train station is situated only a 0.5 mile away and the town centre even closer, being approximately a 5-minute walk.



2 – 3 WESTMINSTER ROAD, WAREHAM, DORSET BH20 4SP



DESCRIPTION

The subject property comprises a 1970s industrial building of steel lattice frame construction with a two storey office to the front of the property.

The industrial accommodation has 3.40 metre eaves, halogen light fittings and gas blower heaters. Four loading doors are provided, three of which are roller shutter loading doors on the side elevation of the property, with a concertina door on the front elevation.

The office accommodation on the ground and first floor includes fluorescent strip lighting, wall mounted radiators, carpet floor coverings, perimeter trunking in parts and a mixture of double and single glazed windows.

Two external yard areas are included both running the length of the building. Both yards are fenced and gated, but one yard is shared with the adjacent occupier, with the other yard solely in the demise of the subject building.

BUSINESS RATES

We are advised by the Valuation Office Agency website (www.voa.gov.uk) that the property has a rateable value of £38,047.

However, we would advise an interested party to confirm the accuracy of this information.

SCHEDULE OF AREAS (APPROX. GIA)

Description	ft ²	m ²
Ground Floor Offices /Warehouse	17,359	1,612.74
First Floor Offices	1,769	164.33
Total	19,128	1,777.07

TENURE

The property is available by way of an assignment or sub-lease of the current lease which expires on 14th February 2022.

Alternatively, a new lease is available, subject to negotiation.

RENT

£73,500 per annum exclusive.

There is an outstanding rent review from 5th December 2018.

EPC

To be assessed.

LEGAL COSTS

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

2 – 3 WESTMINSTER ROAD, WAREHAM, DORSET BH20 4SP



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.

VIEWING

Strictly by appointment through the sole agents.

CONTACT

Alex Gauntlett

Vail Williams LLP

Tel: 07584 657826

Email: agauntlett@vailwilliams.com

Will Elgeti

Vail Williams LLP

Tel: 07584 214668

Email: welgeti@vailwilliams.com



SUBJECT TO CONTRACT
October 2019

Misrepresentation Act 1967 – Vail Williams for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Vail Williams has any authority to make any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.

Birmingham Crawley Heathrow London Portsmouth Southampton Thames Valley Woking

Vail Williams LLP, a Limited Liability Partnership, registered in England (number OC319702). Registered Office: 550 Thames Valley Park, Reading, Berkshire RG6 1PT. Any reference to a Partner means a Member of Vail Williams LLP or an employee or consultant with equivalent standing and qualifications. A full list of Members is open for inspection at the registered office. **Regulated by RICS.**

Our Services: Acquisition & Disposal, Building Consultancy, Corporate Real Estate, Development Consultancy, Investment and Funding, Leasing Advisory, LPA Receivership, Planning Consultancy, Property Asset Management, Rating, Valuation