



TO LET
DETACHED INDUSTRIAL/WAREHOUSE
4,992 SQ M // 53,730 SQ FT

90 WOOLSBIDGE INDUSTRIAL PARK

OLD BARN FARM ROAD, THREE LEGGED CROSS
WIMBORNE, DORSET, BH21 6SU

SUMMARY

- INTERNAL EAVES HEIGHT - 6.6M
- RIDGE HEIGHT - 8.75M
- 4 LOADING DOORS
- 3 PHASE ELECTRICITY AND GAS
- 125 CAR SPACES
- RENT: £402,500 PAX



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description

These detached premises have plastic coated profiled steel cladding with a blockwork inner wall to a height of approximately 1.6m. There are two pitched steel clad roofs incorporating (to be renewed) daylight panels supported upon a steel portal frame. The internal eaves height is approximately 6.6m and the ridge height is approximately 8.75m. There are four sectional up and over loading doors in the side elevation each measuring approximately 5.5m wide x 5.9m high and the ground floor is concrete and will be painted. There are double glazed windows at ground and first floor level and two double glazed personnel doors with side screens.

Within the factory, there are warm air heaters, lighting, 3 phase electricity and gas.

There is a ground floor administration section incorporating a carpeted reception with a suspended ceiling incorporating lighting and male and female WCs, all of which will be refurbished.

Stairs lead to carpeted first floor offices which have a suspended ceiling incorporating recessed lighting, air conditioning, vision windows to the factory/warehouse and a kitchenette. Male and female WCs will be installed.

Externally, the site is fenced with lockable security gates and there is a part concrete, part brick paviour car-park/loading area upon which there is parking for 125 cars.

accommodation

	sq m	sq ft
Ground floor factory/warehouses	4,553	49,004
First floor offices	439	4,726
Total gross internal area approx.	4,992	53,730

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site area

The site extends to approximately **2.5 acres (0.97 hectares)**.

terms

The premises are available to let by way of a new full repairing and insuring lease incorporating upward only, open market rent reviews every 5 years at a commencing rental of **£402,500 per annum exclusive** of business rates, VAT, service charge, insurance premium and all other outgoings payable quarterly in advance by standing order.

service charge

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

epc rating

To be assessed.

legal costs

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

vat

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.



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viewing

Strictly by prior appointment through the joint sole agents, through whom all negotiations must be conducted:



Chris Wilson
chris.wilson@goadsby.com
01202 550 112



Steve Tomkins
stevet@nettsawyer.co.uk
01202 550 246



Adrian Whitfield
awhitfield@lsh.co.uk
023 8033 0041

important

References

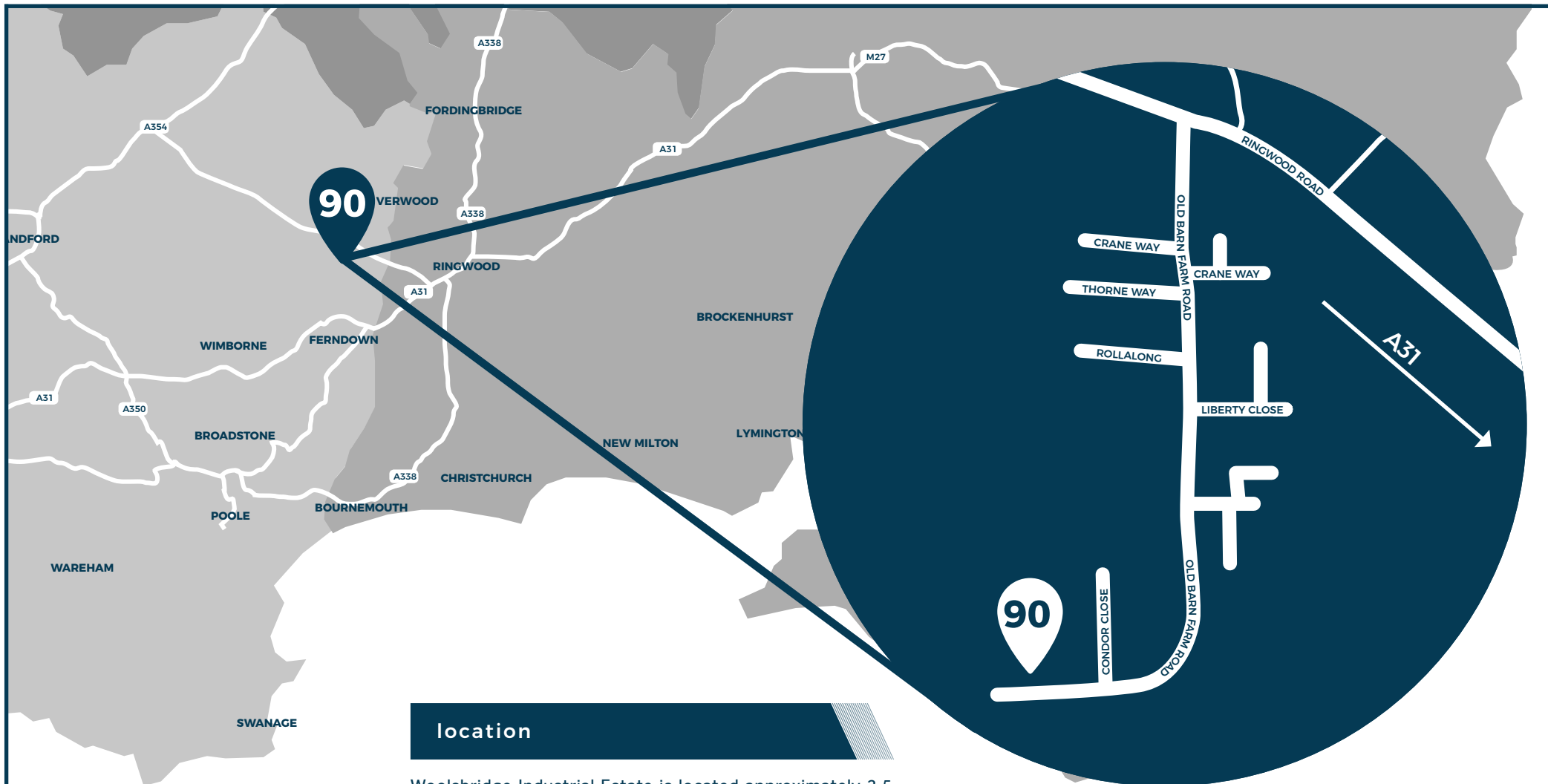
Once a letting has been agreed, the landlord will need to approve the proposed tenant's references as part of the letting process. Goadsby will therefore make a non-refundable reference charge of £50 (including VAT) to be paid by cheque. This does not form part of a contract or constitute a deposit in respect of any transaction. Appropriate references will be required from a bank, solicitor, accountant and two trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.



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location

Woolsbridge Industrial Estate is located approximately 2.5 miles to the west of the A31 dual carriageway and accesses the A31 via Horton Road/Ringwood Road. The premises are located on Old Barn Farm Road which is the main estate road to Woolsbridge Industrial Estate. The A31 connects to the A35 to the west and the M27/M3 motorway networks to the north-east.

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