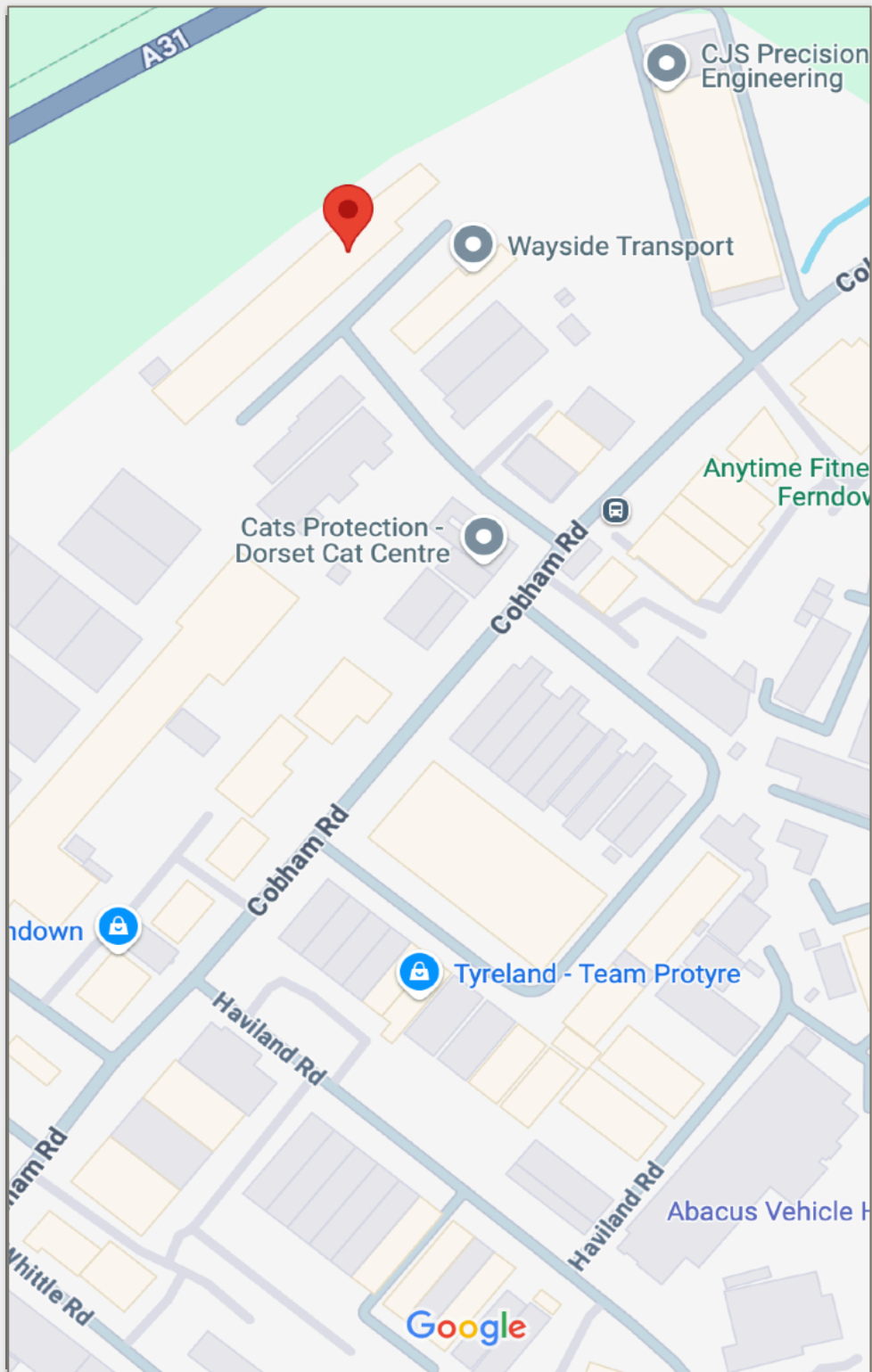


33 - 35 Telford Road
Ferndown Industrial Estate
Wimborne
BH21 7RX



380SqM (4,093 SqFt)
+ Mezzanine
(Landlord May Split Unit)

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DESCRIPTION

The property comprises industrial premises formed of steel portal frame with brick/blockwork elevations beneath an insulated composite panel roof.

Originally constructed as three individual units, the space offers flexibility to be returned to the original design with each unit benefiting from its own independent supplies.

The property benefits from first-floor offices and high-quality mezzanine storage throughout. Mezzanines are a landlord's fitting and subject to negotiation; they can be removed if there is a requirement for full-height production/storage space.

Further details are available, but energy-efficient measures have been installed, including PV panels on the roof and air-source heat pump.

All main services are provided to the property, including gas and three-phase electricity.

The outgoing tenant will be undertaking refurbishment works to include redecoration throughout.

LOCATION

Telford Road is accessible via Cobham Road, the primary road serving the Ferndown Industrial Estate.

The Estate enjoys direct access to the A31 dual carriageway, the primary road traversing the New Forest. The A31 connects Bournemouth and Poole with Southampton and Portsmouth via the M27 and provides access to London via the M3.

Other occupiers on the estate include Screwfix, Travis Perkins, Porsche and Howdens.

TENURE

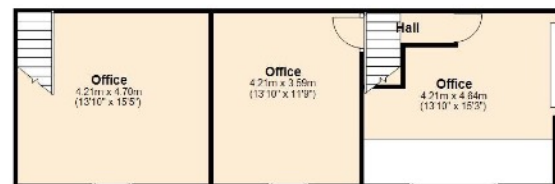
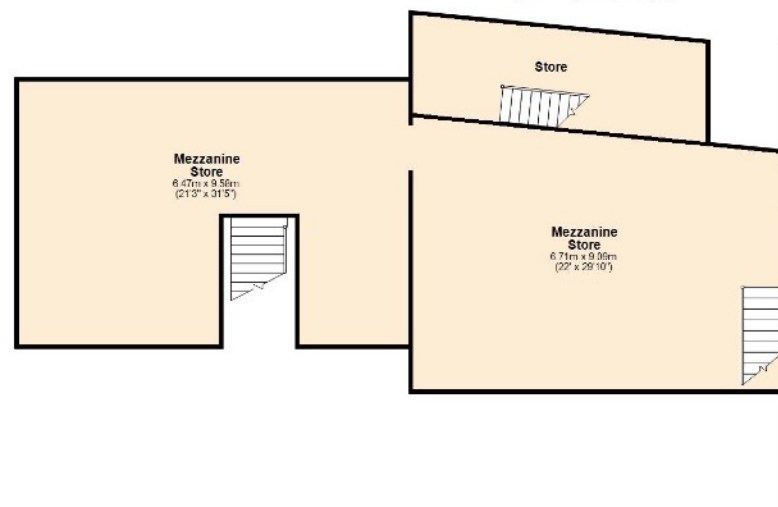
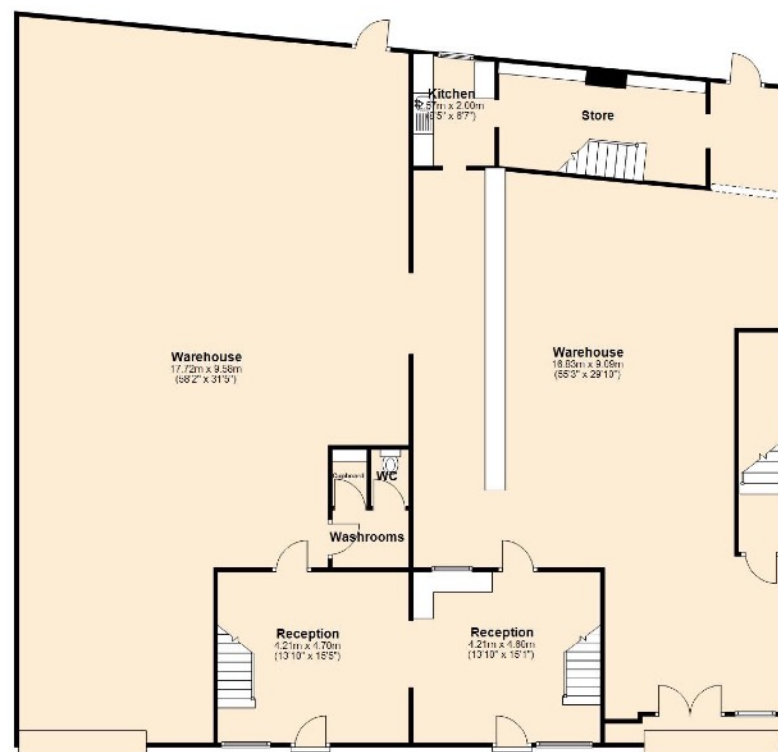
The premises are available to rent by means of a new FRI lease for a term to be agreed.

RENT

£41,000 per annum, exclusive of business rates and insurance. We understand that VAT is not payable on the rent.

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PLANNING

We understand that the unit has planning consent for Class E Commercial, Business & Service. In accordance with our usual practice, however, all interested parties are encouraged to contact Dorset Council, Planning Department (01305 838336), with respect to the authorised use of the property and their proposed use.

BUSINESS RATES

Rateable value for all three units is £42,750 .

Interested parties are advised to obtain confirmation of the rateable value and rates payable from the local authority.

For more information visit:

<https://www.gov.uk/introduction-to-business-rates>

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party is to bear their own.

MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/buyer prior to instructing solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

IMPORTANT NOTE

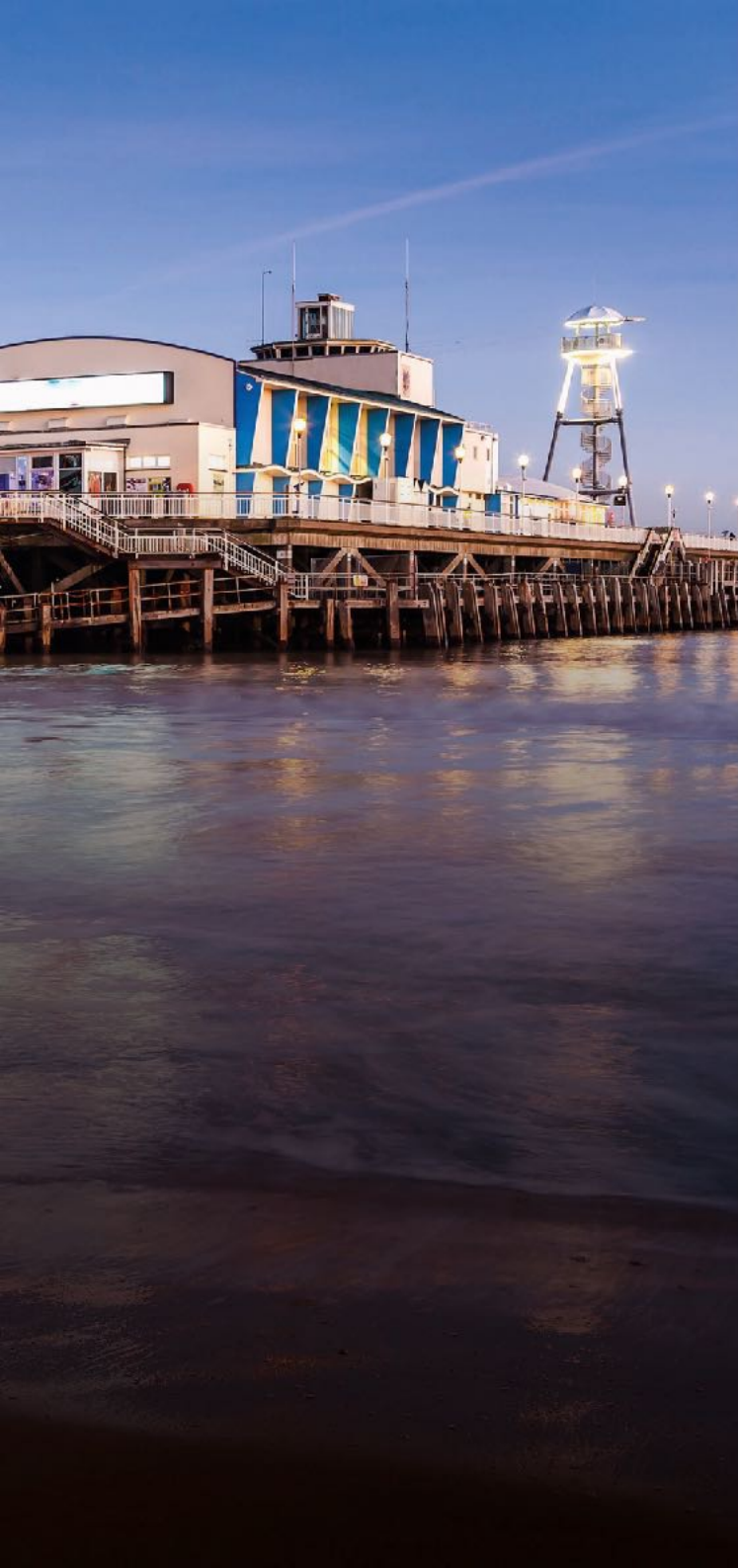
At no time has a structural survey been undertaken, and appliances have not been tested.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not constitute an offer or form part of any contract.

EPC

Rating of 92 D but yet to be assessed with PV on roof and air source heat pumps.

AWAITING INTERNAL PHOTOS



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Our extensive market knowledge and prompt approach to matters has earned us the reputation as one of the most active agencies in the area, with clients from multi-national property corporations to the smallest investor looking to maximise the value of their portfolio.

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Arrange a viewing today

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