



10002

**FOR SALE**

**LIGHT INDUSTRIAL/WAREHOUSE  
PREMISES**

**2,302 sq ft (214 m<sup>2</sup>)  
Approx Gross Internal**

**UNIT A2  
27 HAVILAND ROAD  
FERNDOWN INDUSTRIAL ESTATE  
WIMBORNE  
BH21 7SA**



CHARTERED SURVEYORS    COMMERCIAL PROPERTY CONSULTANTS

Heliting House, 35 Richmond Hill, Bournemouth BH2 6HT. Fax: 01202 555408

**[www.nettleshipsawyer.co.uk](http://www.nettleshipsawyer.co.uk)**

## Location

The premises are situated on the popular and well established Ferndown Industrial Estate, fronting Haviland Road which connects to Cobham Road, the main spine road serving the Estate, with direct access to the A31 (T) dual carriageway and M27/M3 beyond.



Rear elevation



First floor office



Factory



Factory

## Description

The premises comprise a mid-terrace industrial unit constructed of brick elevations with a steel portal frame supporting a pitched roof incorporating daylight panels over the factory area and a flat roof over the offices at the front. Features include:-

- ❖ Personnel entrance door at the front
- ❖ First floor open plan office
- ❖ Ground floor partitioned office
- ❖ Roller shutter loading door in the rear elevation
- ❖ Two WCs
- ❖ Minimum internal eaves height approx 4m
- ❖ Car parking at the rear

## **Accommodation**

Ground floor – including WCs	1,832 sq ft	170 m <sup>2</sup>
First floor office	<u>470</u> sq ft	<u>44</u> m <sup>2</sup>
Total	2,302 sq ft	214 m <sup>2</sup>

Measured on a gross internal basis

## **Services**

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

## **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.

## **Tenure**

The premises are available for sale with vacant possession.

## **Price**

**£260,000**

We are advised VAT is not applicable.

## **Legal Costs**

Each party to bear their own legal costs incurred in the transaction.

## **Rates**

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

£11,750 (1 April 2017)

Source: [www.voa.gov.uk](http://www.voa.gov.uk)

## **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.

## **Disclaimer**

At no time have the agents undertaken a structural survey or tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or have appropriate statutory consents. Interested parties are advised to obtain verification from their solicitor or surveyor.

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## Viewing

Strictly by appointment through the sole agents:-

**Nettleship Sawyer**  
**FAO: Steven Tomkins**  
**e-mail [stevet@nettsawyer.co.uk](mailto:stevet@nettsawyer.co.uk)**  
**Tel: 01202 556491**

## IDENTIFICATION

Under Money Laundering Regulations we are obliged to verify the identity of a purchaser prior to instructing solicitors. This is to help control fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

## Energy Performance Certificate

Commercial property offered for sale or rent requires an Energy Performance Certificate.

The certificate is intended to inform potential buyers or tenants about the energy efficiency and rating of a building.

The full Energy Performance Certificate and recommendations report are available on request.

