

INDUSTRIAL UNITS

252.14 – 1,484.58 sq m
(2,714 – 15,980 sq ft)

FOR SALE



**Units 6–9,
Sandford Lane Industrial Estate
Wareham,
Dorset, BH20 4DY**

LOCATION

The premises are based on the Sandford Lane Industrial Estate which is an established industrial location situated approximately 1 mile to the north of Wareham town centre.

Wareham is a historic market town about 8 miles to the south west of Poole via the A35 Poole to Dorchester Road and A351 Swanage Road. Wareham railway station is located near to the entrance to the Estate and offers frequent services to London and Bournemouth.

DESCRIPTION

The property comprises a terrace of four inter-connected light industrial units of brick blockwork elevations on a steel portal frame with a range of pitched roofs arranged in four bays.

The units offer accommodation across ground and first floors, with office space to the front of the first floor of each unit.

FEATURES

- * **First floor office / mezzanine storage**
- * **Large concrete loading apron to the front of each unit**
- * **Male and Female WC's**
- * **Kitchenette**

ACCOMMODATION

Unit 6		
Ground floor	231.61 sq m	2,493 sq ft
First floor/Mezzanine	<u>220.27 sq m</u>	<u>2,371 sq ft</u>
	451.81 sq m	4,864 sq ft
Unit 7		
Ground floor	233.34 sq m	2,512 sq ft
First floor/Mezzanine	<u>92.12 sq m</u>	<u>992 sq ft</u>
	325.53 sq m	3,504 sq ft
Unit 8		
Ground floor	234.86 sq m	2,528 sq ft
First floor	<u>17.28 sq m</u>	<u>186 sq ft</u>
	252.14 sq m	2,714 sq ft
Unit 9		
Ground floor	231.94 sq m	2,497 sq ft
First floor/Mezzanine	<u>223.10 sq m</u>	<u>2,401 sq ft</u>
	455.04 sq m	4,898 sq ft
Units 6 – 9	1,484.58 sq m	15,980 sq ft

The property has been measured in accordance with the RICS Code of Practice (6th edition) total GIA.

TENURE

The long leasehold interests are available to purchase with vacant possession. Each unit is let for a term of 999 years from the 1st January 2006 at an annual rental of £12.50. Copies of the leases are available upon request.

All four units are available at a price of £825,000.

Alternatively our Client may consider the sale of individual units.

BUSINESS RATES

The premises have been assessed as a whole with a Rateable Value of £47,750.

ENERGY PERFORMANCE

Unit 6 -	E(109)
Unit 7 -	E(124)
Unit 8 -	E(111)
Unit 9 -	D(99)

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.

VIEWING

Strictly by appointment through the agents:-

Mr Simon West
simonw@cowlingandwest.co.uk

Cowling & West
White House
170 Magna Road
Canford Magna
Wimborne
BH21 3AP

Tel: (01202) 558262

Mr Dan Rawlings
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Lambert Smith Hampton
3rd Floor Enterprise House
Ocean Way
Southampton
Hampshire
SO14 3XB

Tel : 023 8071 3077

IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

IDENTIFICATION

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



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