



2737a

## **TO LET OR FOR SALE**

### **NEWLY REFURBISHED OFFICE ACCOMMODATION**

**2,386 sq ft (222 m<sup>2</sup>)**

**SUITES 11 & 12**

**HAVILAND HOUSE  
FERNDOWN BUSINESS CENTRE  
17 COBHAM ROAD  
FERNDOWN INDUSTRIAL ESTATE  
WIMBORNE  
BH21 7PE**



CHARTERED SURVEYORS    COMMERCIAL PROPERTY CONSULTANTS

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

## **Location**

The Ferndown Business Centre is prominently located fronting Cobham Road, the main estate road on the Ferndown Industrial Estate which provides good access to the A31 trunk road to the north of the Estate and Wimborne Road East to the south.

## **Accommodation**

The three storey purpose built office building has undergone extensive refurbishment to provide modern office accommodation. The refurbished building is of profile steel cladding with a flat metal decked roof. Suites 11 and 12 are situated on the 2<sup>nd</sup> floor.

The features of the property include:-

- |                             |   |
|-----------------------------|---|
| ◇ Open plan accommodation   | ◇ Suspended ceilings with recessed lighting |
| ◇ Carpeting                 | ◇ WC facilities                             |
| ◇ Teapoint                  | ◇ Electrical points                         |
| ◇ Heating/cooling cassettes | ◇ On-site parking                           |



## **Services**

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

## **Accommodation**

Suites 11 and 12 combined provide a floor area of 2,386 sq ft (222 m<sup>2</sup>) measured on a net internal basis.

The WCs and teapoint are for the exclusive use of the occupier and included in the demise although not included in the quoted floor area.

## **Tenure**

Suites 11 and 12 are available to let on the basis of a new full repairing and insuring lease for a term to be agreed incorporating upwards only rent reviews.

Alternatively the suites can be made available for sale by way of a 999 year long lease.

## **Rent**

**£28,650** plus VAT per annum exclusive.

The annual rental quoted is exclusive of business rates, VAT, service charge, insurance premiums and all other outgoings.

## **Price**

On application.

## **Service Charge**

There is a service charge payable in respect of the upkeep, maintenance and management of the common parts currently equating to approximately £3 per sq ft. Further information is available on request.

## **Business Rates**

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

Rateable Value: Second Floor - £13,750 (1 April 2017)

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

## **Legal Costs**

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

## **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.

## **Viewing**

Strictly by appointment through joint sole agents:-

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

**Vail Williams LLP**  
**FAO: Alex Gauntlett**  
e-mail [agauntlett@vailwilliams.com](mailto:agauntlett@vailwilliams.com)  
Tel: 07584 657826

## IDENTIFICATION

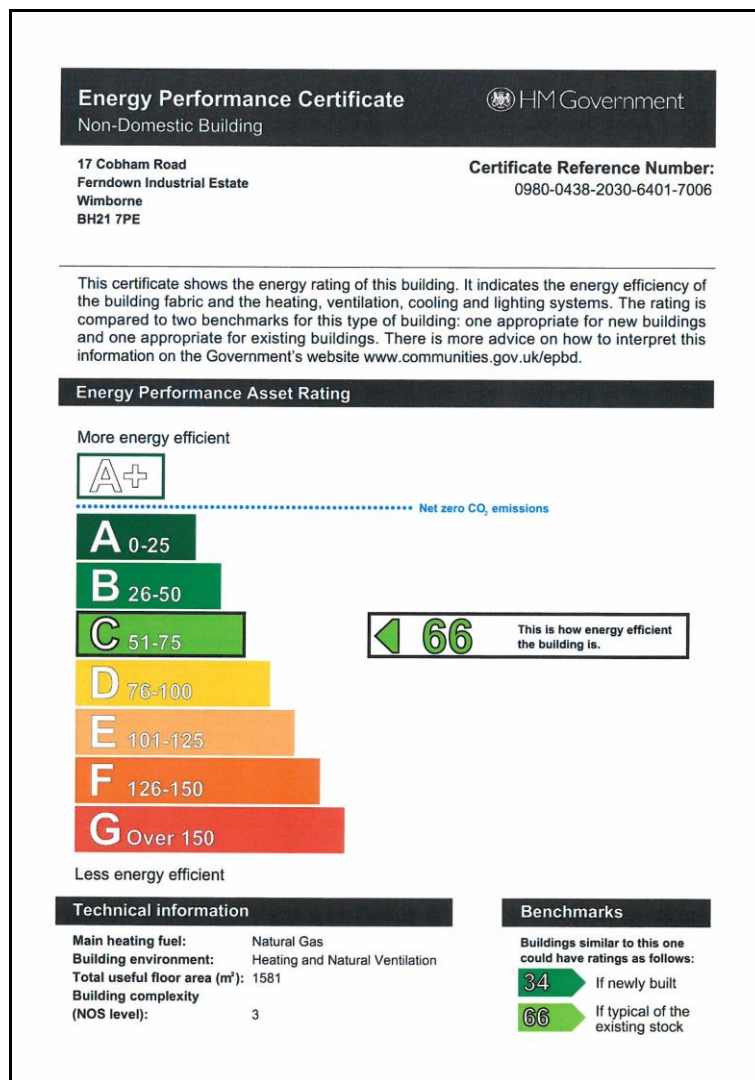
Under Money Laundering Regulations we are obliged to verify the identity of a purchaser prior to instructing solicitors. This is to help control fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

## 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.



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