



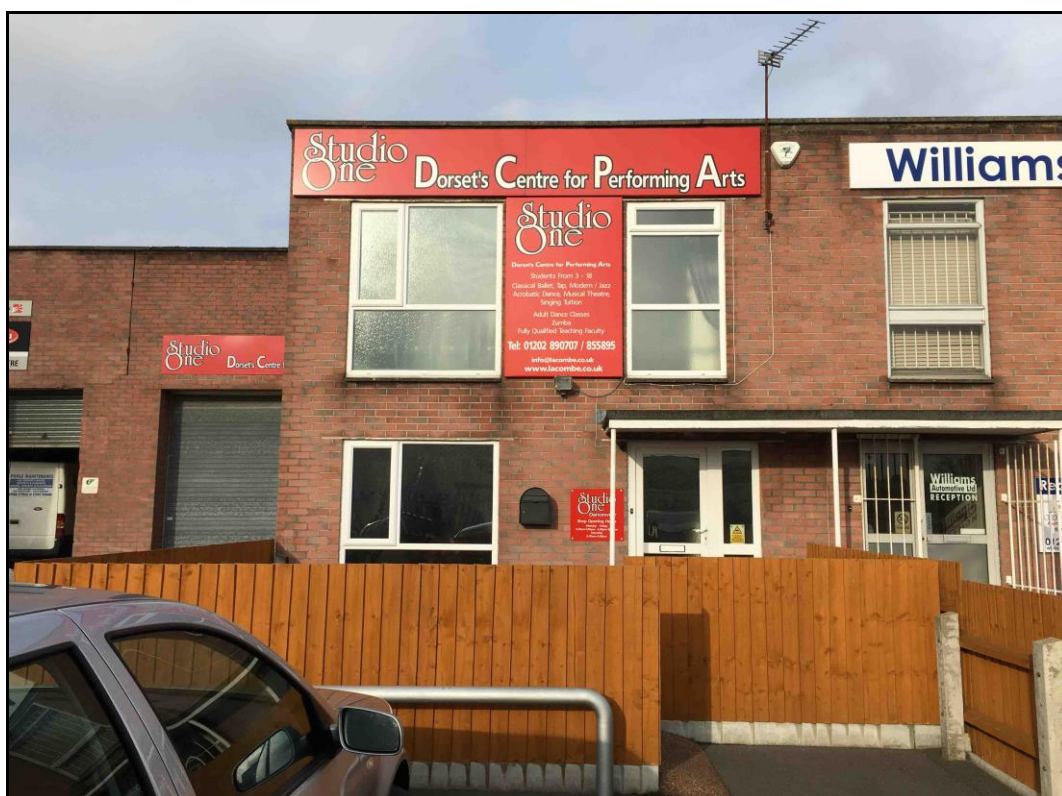
1979

FOR SALE

INDUSTRIAL PREMISES

2,364 sq ft (220 m²)
Approx Gross Internal

**1A TELFORD ROAD
FERNDOWN INDUSTRIAL ESTATE
WIMBORNE
BH21 7QN**



CHARTERED SURVEYORS COMMERCIAL PROPERTY CONSULTANTS

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

www.nettleshipsawyer.co.uk

Location

The property is located in Telford Road close to its junction with Cobham Road on the well established and popular Ferndown Industrial Estate with access to the main A31(T) dual carriageway/motorway and London (via the M27 and M3).

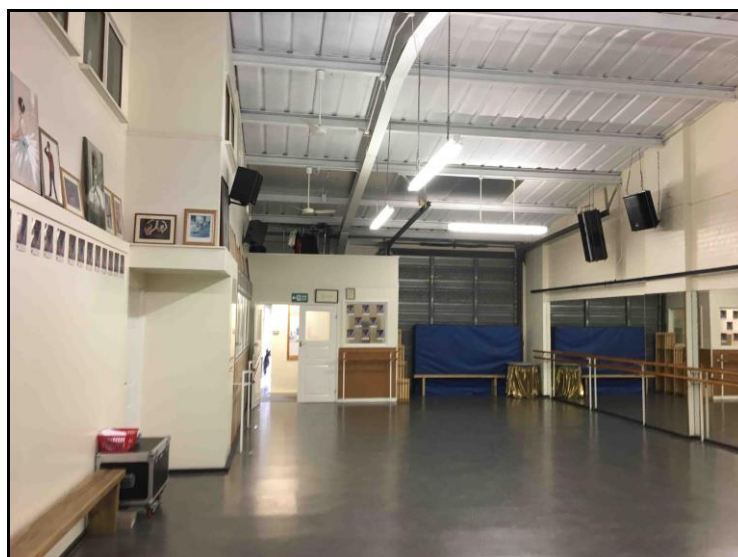
Description

The premises comprises a mid-terrace industrial/warehouse unit of brick elevations with a two-storey section at the front and adjoining workshop behind. There is a steel portal frame supporting a pitched roof to the factory and a flat roof to the two-storey section. Features include:-

- ❖ Personnel entrance door
- ❖ Kitchenette
- ❖ WC facilities
- ❖ Ground floor reception and two first floor offices including rear office of 172 sqft (we have no confirmation that this office has any relevant statutory consents)
- ❖ Minimum eaves approx 3.8m
- ❖ Sectional up and over loading door
- ❖ Four allocated car parking spaces

Accommodation

Ground floor factory/warehouse	1,992 sq ft	(185 m ²)
First floor office	200 sq ft	(19 m ²)
Rear office	<u>172</u> sq ft	(<u>16</u> m ²)
Total gross internal floor area	2,364 sq ft	(220 m ²)



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.

Services

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

Tenure

The property is for sale with vacant possession by way of a 999 year long lease.

Price

£240,000

Rates

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

Rateable Value: £11,750 (1 April 2017)

Source: www.voa.gov.uk.

Legal Costs

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

Service Charge

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of communal 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.

Viewing

Strictly by appointment through the Vendors Sole Agents:

Nettleship Sawyer
FAO: Joe Lee
e-mail joe@nettsawyer.co.uk
Tel: 01202 556491

IDENTIFICATION

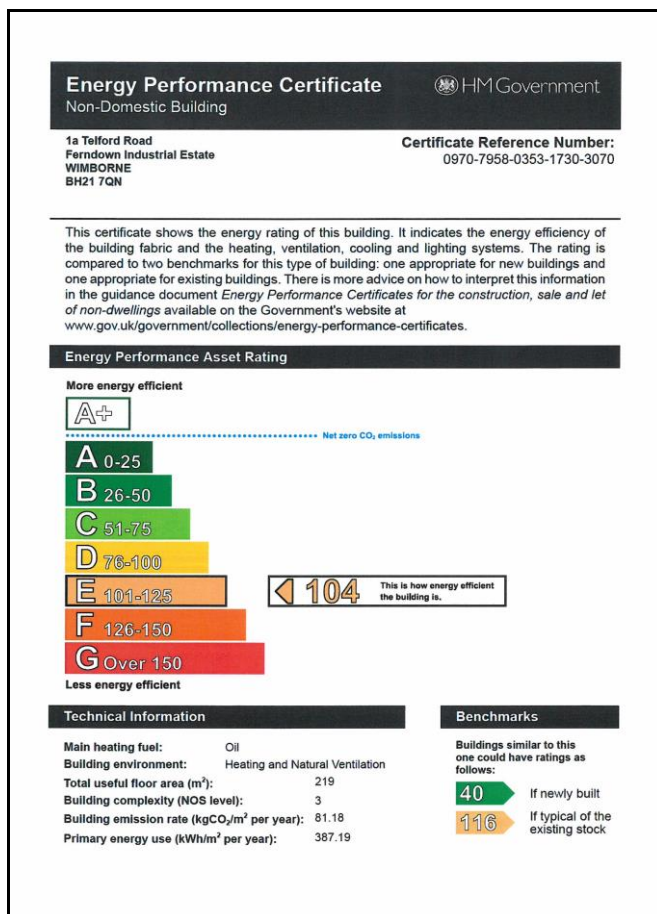
Under Money Laundering Regulations we are obliged to verify the identity of a purchaser prior to instructing solicitors. This is to help control fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

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.



Property Misdescription Act and Misrepresentation Act: These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. Nettleship Sawyer cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and the prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. No employee of Nettleship Sawyer has any authority to make or give any representations or warranty or enter into any contract whatever in relation to the property. Rents or prices quoted in these particulars may in addition be subject to VAT. Nettleship Sawyer will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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