

# FOR SALE

## DETACHED INDUSTRIAL PREMISES WITH OFFICES

Unit 17  
Whittle Road  
Ferndown Industrial Estate  
Wimborne  
BH21 7RL

7,090 sq ft (659 sq m) approx. gross internal  
plus boarded mezzanine storage

**Price: £640,000**



## LOCATION

The premises are situated on the well established Ferndown Industrial Estate, fronting and with direct access from Whittle 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.

## DESCRIPTION

This detached property comprises a factory warehouse with adjoining 3 storey office block on a site providing forecourt car parking and rear yard. The property is constructed of brick elevations (part clad) with a steel frame supporting a pitched roof incorporating translucent daylight panels over the factory and a flat roof over the office section.

Features include:-

- Personnel entrance door to reception area
- 2 roller shutter loading doors to the rear elevation and 1 to the front elevation
- Internal eaves height approx. 5.3m
- Partitioned open plan office area with offices/workshops above
- Boarded mezzanine floor for storage
- Adjoining 3-storey office block
- Kitchen/rest room
- Wcs
- Forecourt car parking
- Rear yard accessed via shared gated driveway.

## ACCOMMODATION

Measured on a gross internal basis:-

Factory inc office, kitchen, wc	4,195 sq ft	390 sq m
First floor mezzanine offices	927 sq ft	86 sq m
/workshops		
Ground, first and second floor offices (3 storey section)	1,968 sq ft	183 sq m
<b>TOTAL</b>	<b>7,090 sq ft</b>	<b>659 sq m</b>

Plus boarded mezzanine floors for storage 833 sq ft (77 sq m)



## 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 795031) with regard to their own use of the property.

## TENURE

The property is available for sale with vacant possession.

### Price

**£640,000** plus VAT

## SERVICES

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

## LEGAL COSTS

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

## BUSINESS RATES (source: [www.voa.gov.uk](http://www.voa.gov.uk))

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

£38,000 (1 April 2017)



## 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.

## ENERGY PERFORMANCE CERTIFICATE

Assessment – Band E (113).

The full EPC and recommendations report are available on request.

## ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole agents:-



Steven Tomkins  
[stevet@nettsawyer.co.uk](mailto:stevet@nettsawyer.co.uk)  
01202 550246



THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.