

TO LET

100% SMALL BUSINESS RATES
RELIEF AVAILABLE - SUBJECT TO CONDITIONS

TO LET
Cowling
& West
01202 558 262
cowlingandwest.co.uk

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REFURBISHED FACTORY / WAREHOUSE UNIT

- 210.9 sq. m. (2,270 sq. ft.)
- 29 Telford Road, Ferndown Industrial Estate, Wimborne, BH21 7RX



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● Location

The property fronts Telford Road within 200 metres of its junction with Cobham Road, the main arterial road running through the Ferndown Industrial Estate.

The Ferndown Industrial Estate is situated approximately 6 miles to the north of Bournemouth town centre. The A31 Ferndown by-pass lies immediately to the north of the estate which provides dual carriageway access to Ringwood, Southampton and the national motorway network.

● Description

The property comprises a mid terraced Industrial Unit of brick construction with a pitched roof over the main workshop area. The property incorporates a two-storey office section on the front elevation with a flat roof behind parapet walls.

● Features

- Eaves Height – 11ft 6ins
- Offices carpeted with electric heating
- 3 phase Electricity
- UPVC Double Glazed Windows and Doors to Offices
- Insulated Up and Over Loading Door (Width 10ft, Height 9ft 8ins)
- Male & Female toilets

● Accommodation

Ground Floor –	190.0 sq. m.	(2,045 sq. ft.) approx
First Floor –	20.9 sq. m.	(225 sq. ft.) approx
TOTAL –	210.9 sq. m.	(2,270 sq. ft.) approx

● Tenure

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed incorporating upward only rent reviews.

● Rent

£17,000 per annum exclusive of rates.

● Rates

We are advised by Dorset Council that the current rateable value for these premises is assessed as £11,500. 100% Small Business Rates Relief is available in relation to the property so no business rates will be payable in the year 1st April 2019 to 31st March 2020 providing the occupier does not also occupy other business premises.

[VIEW LOCATION MAP](#)

[GOOGLE STREET VIEW](#)



● VAT

The property is not elected for VAT and therefore VAT will not be charged in relation to the rent.

● Energy Performance

The property has an Energy Performance Asset Rating of D(91).

● Legal Costs

The incoming tenant will be responsible for the landlord's reasonable legal costs.

● Viewing Strictly by appointment through the sole agents:

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

Simon West
simonw@cowlingandwest.co.uk

● Finance Act 1989

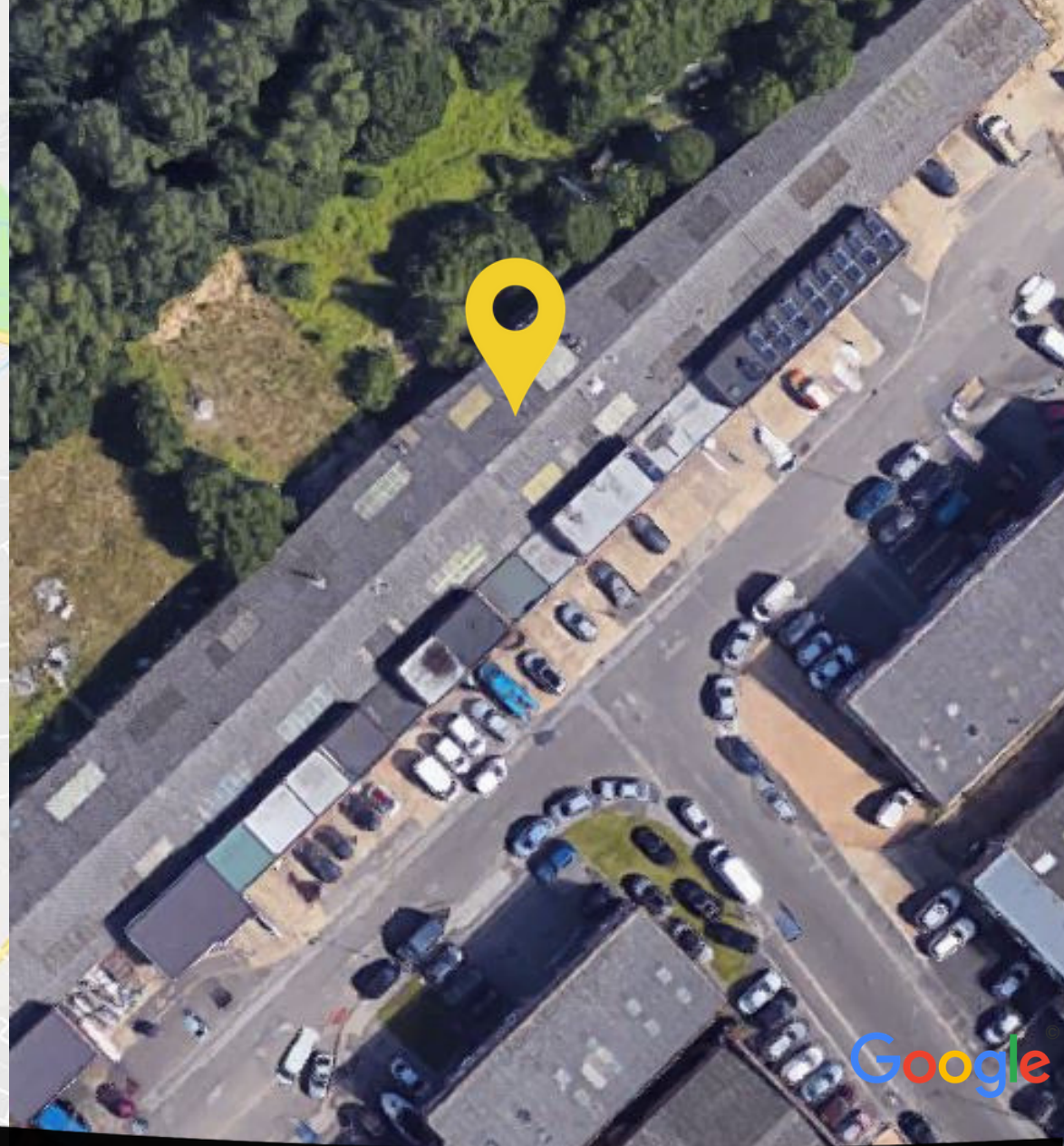
Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.

● 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.

● Disclaimer

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You can call us or email
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