

FOR SALE or TO LET



 **Cowling
& West**

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cowlingandwest.co.uk

Prominent Warehouse with Two Storey Offices

- 38,500 sq. ft. approx.
- **33 Blackmoor Road, Ebblake Industrial Estate, Verwood, BH31 6AT**



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● Location

The property is situated on the popular Ebblake Industrial Estate fronting Blackmoor Road, which is the principal road running through the estate. The estate is accessed off the B3081 and lies within 3 miles to the north-west of the A31 trunk road. The A31 provides dual carriageway links to the M27/M3 in the east, and to the Bournemouth and Poole conurbations to the west.

● Description

The property has a prominent frontage to Blackmoor Road. It is constructed of a steel portal frame with part profiled steel cladding and part brick elevations. The front elevation provides two storey accommodation incorporating a range of office and storage space. The rear provides high bay warehousing in two interconnecting sections with two separate loading doors. There is a minimum eaves throughout the warehouse of 20ft 6" (6.25 m).

Externally there is a concrete yard providing car parking and loading/unloading areas.

● Accommodation

Ground Floor offices / stores	6,760	sq. ft.
First Floor Offices / stores	6,760	sq. ft.
Middle Warehouse	14,770	sq. ft.
Rear Warehouse	10,210	sq. ft.
TOTAL	38,500	sq. ft.

These floor areas have been calculated on a gross internal basis.

[VIEW LOCATION MAP](#)

[GOOGLE STREET VIEW](#)



● Tenure

The property is available freehold with vacant possession. Consideration will be given to the grant of a new lease on full repairing and insuring terms for a term to be agreed.

● Price

£2,250,000

● Rent

£180,000 pa. exclusive

● Rates

The rateable value for the whole will need to be reassessed. We understand that the current rateable value for the front two storey section and the middle warehouse is currently assessed at £104,000.

● Legal Costs

Both parties to be responsible for their own legal costs.

● Energy Performance

The Energy Performance Certificate has a rating of D(77).

● 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.

● 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.

● Disclaimer

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● Viewing

Strictly by appointment through the sole agents:

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