



10004

FOR SALE
**DETACHED COMMERCIAL PREMISES
ON A GATED SITE**

17,355sq ft (1,612 m²)
Plus 9,110 sq ft (846 sq m) boarded mezzanine floor
Approx Gross Internal Area

**26 BLACKMOOR ROAD
EBBLAKE INDUSTRIAL ESTATE
VERWOOD
BH31 6BB**



CHARTERED SURVEYORS COMMERCIAL PROPERTY CONSULTANTS

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

Location

The premises are prominently situated fronting and with direct access to Blackmoor Road, which is the principal road leading through the Ebblake Industrial Estate, near Verwood.

The Ebblake Industrial Estate is accessed from the B3081 south of Verwood and approximately 3 miles north of the A31 trunk road close to Ringwood.

The A31 provides dual carriageway access to the M27/M3 and motorway network to the east, the A338 leading into Bournemouth to the South and Ferndown/Wimborne to the West.

Description

The property comprises a detached building on a gated site having most recently been used as a warehouse with ancillary offices.

The main building is constructed of full height profiled cladding outer skin and block wall inner skin with a steel portal frame supporting a pitched roof incorporating translucent daylight panels. At the front is a two storey section incorporating WCs. The main building has a timber decked mezzanine floor over a large proportion of the warehouse. Features include:-

- ❖ Personnel entrance door
- ❖ 2 roller shutter loading doors
- ❖ Internal eaves height approximately 5.5m
- ❖ Timber decked mezzanine floors extending to approximately 9,110 sq ft (846 sq m)

At the rear is a building linking the main warehouse with the 2 storey building adjacent. This building is part brick/block and part clad elevations with a double pitched roof incorporating daylight panels. Features include:-

- ❖ Personnel entrance door
- ❖ Roller shutter loading door
- ❖ WC

The link building leads into the 2 storey building which is arranged to provide storage/staffroom on the ground floor with first floor offices. The building is of brick/block lower elevations with profiled cladding above. Features include:-

- ❖ Personnel entrance door
- ❖ Roller shutter loading door
- ❖ WC ground and first floor
- ❖ Teapoint
- ❖ Approximate ground floor ceiling height 2.38m

Outside there is a concrete driveway with car parking for circa 30 cars in the tarmacadamed area to the left hand side. There is also a small area of landscaping and three further car parking spaces to the Blackmoor Road frontage.



2 storey rear building and part link building



Car parking area



Main warehouse



Mezzanine – main building



First floor – 2 storey section/main building



Link building



Ground floor – 2 storey rear building



First floor office – 2 storey rear building

Accommodation

Main warehouse <u>2 storey section</u>	1,039 sq m	11,185 sq ft
Ground floor	61 sq m	662 sq ft
First floor	58 sq m	623 sq ft
Link building at rear	167 sq m	1,800 sq ft
<u>2 storey building at rear</u>		
Ground floor stores/staff room	144 sq m	1,548 sq ft
First floor offices	143 sq m	1,537 sq ft
TOTAL	1,612 sq m	17,355 sq ft
Mezzanine floors total approx.	846 sq m	9,110 sq ft

Measured on a gross internal basis

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.

Price

£1,250,000

Unless otherwise stated terms are strictly exclusive of VAT.

Legal Costs

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

Rates

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

Rateable Value: £94,500 (April 2017)

Source: www.voa.gov.uk

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 sole agents:-

Nettleship Sawyer
FAO: Steven Tomkins
e-mail stevet@nettsawyer.co.uk
Tel: 01202 556491

IDENTIFICATION

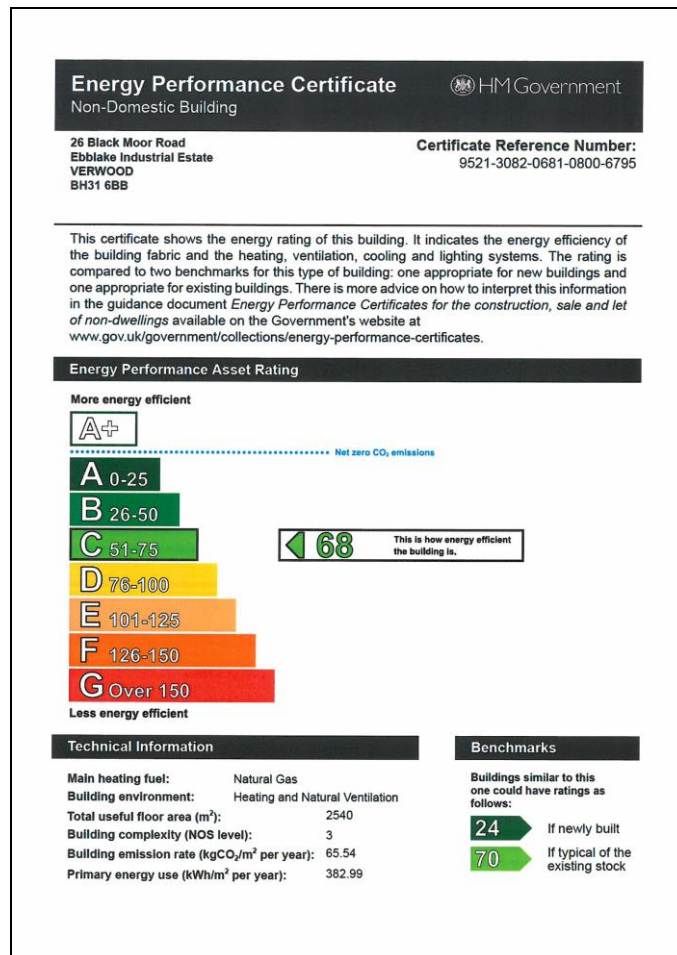
Under Money Laundering Regulations we are obliged to verify the identity of a purchaser prior to instructing solicitors. This is to help control fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

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.



FOR IDENTIFICATION PURPOSES ONLY



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