

TO LET



 **Cowling
& West**
01202 558 262
cowlingandwest.co.uk

Prominent Detached Industrial / Trade Warehouse Unit

- 698.6 sq. m (7,520 sq. ft.)
- Extensively Refurbished
- 45 Cobham Road, Ferndown Industrial Estate, Wimborne, BH21 7QZ



45 Cobham Road, Ferndown Industrial Estate, Wimborne, Dorset, BH21 7QZ

● Location

The property fronts Cobham Road on the well-established Ferndown Industrial Estate approximately 6 miles to the north of Bournemouth Town Centre. The property enjoys good vehicular access via Cobham Road to the A31 trunk road, Ferndown Bypass, which provides a dual carriageway link to Ringwood, Southampton and the national motorway network.

● Description

The property, which has recently been extensively refurbished, comprises a detached industrial / trade warehouse unit with two storey offices to the front.

● Features

- Internal eaves height - approx. 6m.
- Two roller shutter doors - 5.5m(w) x 4.5m(h) & 2.4m(w) x 3.6m(h).
- 3 Phase electricity and gas supply.
- Extensive car parking.
- New insulated plastic coated profiled metal clad roof incorporating translucent daylighting panels.
- Part brick and part new plastic coated profiled metal insulated clad elevations.
- Steel portal frame construction.
- High quality office fit out.

[VIEW LOCATION MAP](#)

● Accommodation

Ground Floor Factory	550.0 sq. m.	(5,920 sq. ft.)
Ground Floor Offices	74.3 sq. m.	(800 sq. ft.)
First Floor Offices	74.3 sq. m.	(800 sq. ft.)
TOTAL	698.6 sq. m.	(7,520 sq. ft.)

● Tenure

The property is available by way of a new full repairing and insuring lease incorporating upward only rent reviews at five yearly intervals.

● Rent

£67,750 pa. exclusive of rates.

● Rates

We are advised by East Dorset District Council that the rateable value for these premises is assessed as £51,000. The property is described as: Factory and premises.

[GOOGLE STREET VIEW](#)



45 Cobham Road, Ferndown Industrial Estate, Wimborne, Dorset, BH21 7QZ

● Legal Costs

Both parties to be responsible for their own legal costs.

● Energy Performance

The property has an Energy Performance Asset Rating of C (65).

● Services

The property has the benefit of all mains services including electricity, gas, mains water and drainage. All prospective occupiers should make their own enquiries as to the availability and capacities of the various utility services

● 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.

● Viewing Strictly by appointment through the sole agents:

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

Email : simonw@cowlingandwest.co.uk

(Ref : W.10012)

● 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

MESSRS COWLING & WEST FOR THEMSELVES AND FOR VENDORS OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT: THE PARTICULARS ARE SET OUT AS A GENERAL OUTLINE ONLY FOR THE GUIDANCE OF INTENDED PURCHASERS OR LESSEES, AND DO NOT CONSTITUTE, NOR CONSTITUTE PART OF, AN OFFER OR CONTRACT; ALL DESCRIPTIONS, DIMENSIONS, REFERENCES TO CONDITION AND NECESSARY PERMISSIONS FOR USE AND OCCUPATION, AND OTHER DETAILS ARE GIVEN WITHOUT RESPONSIBILITY AND ANY INTENDING PURCHASERS OR TENANTS SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM; NO PERSON IN THE EMPLOYMENT OF MESSRS COWLING & WEST HAS ANY AUTHORITY TO MAKE OR GIVEN ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

41-43 Cobham Road

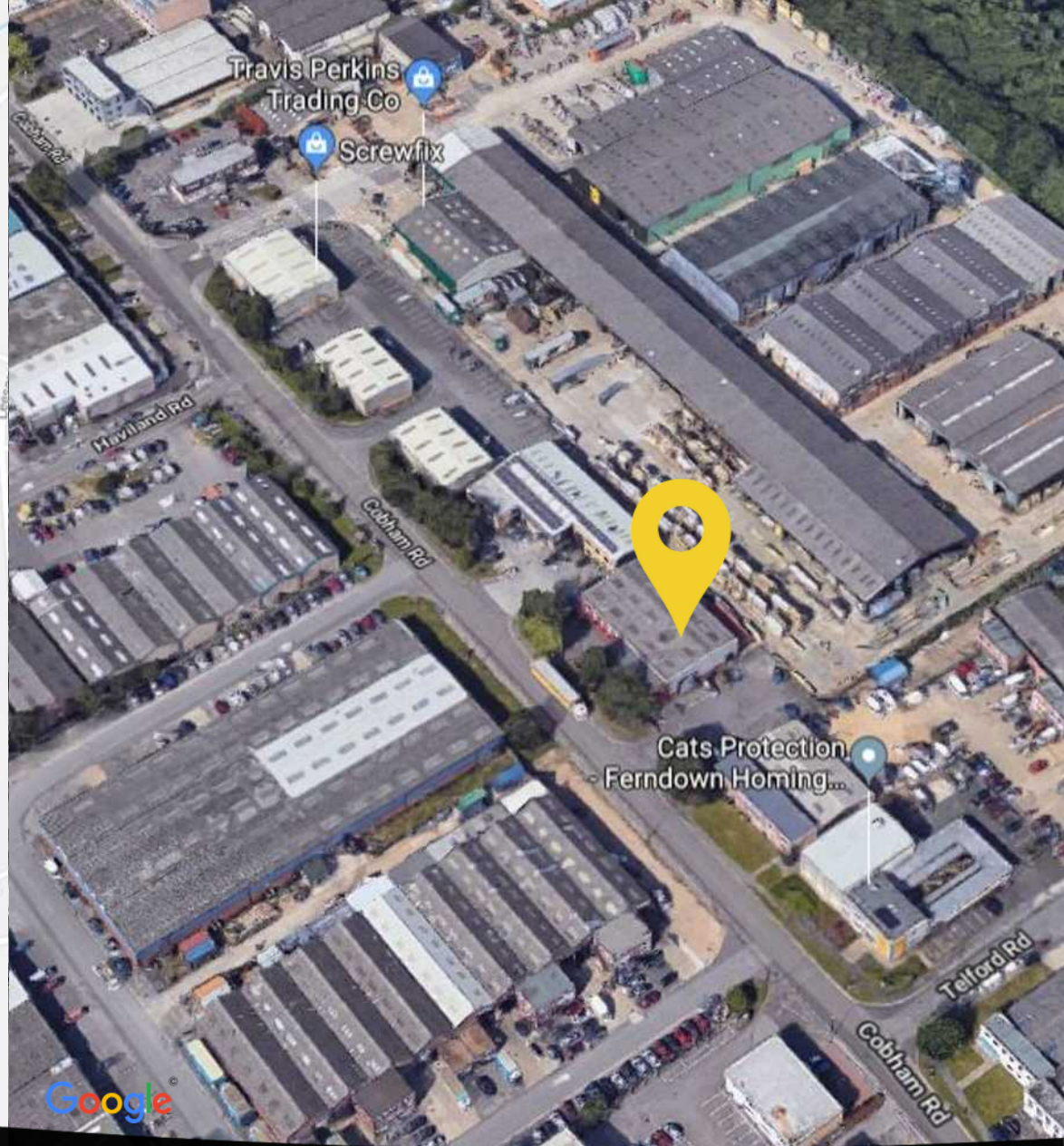
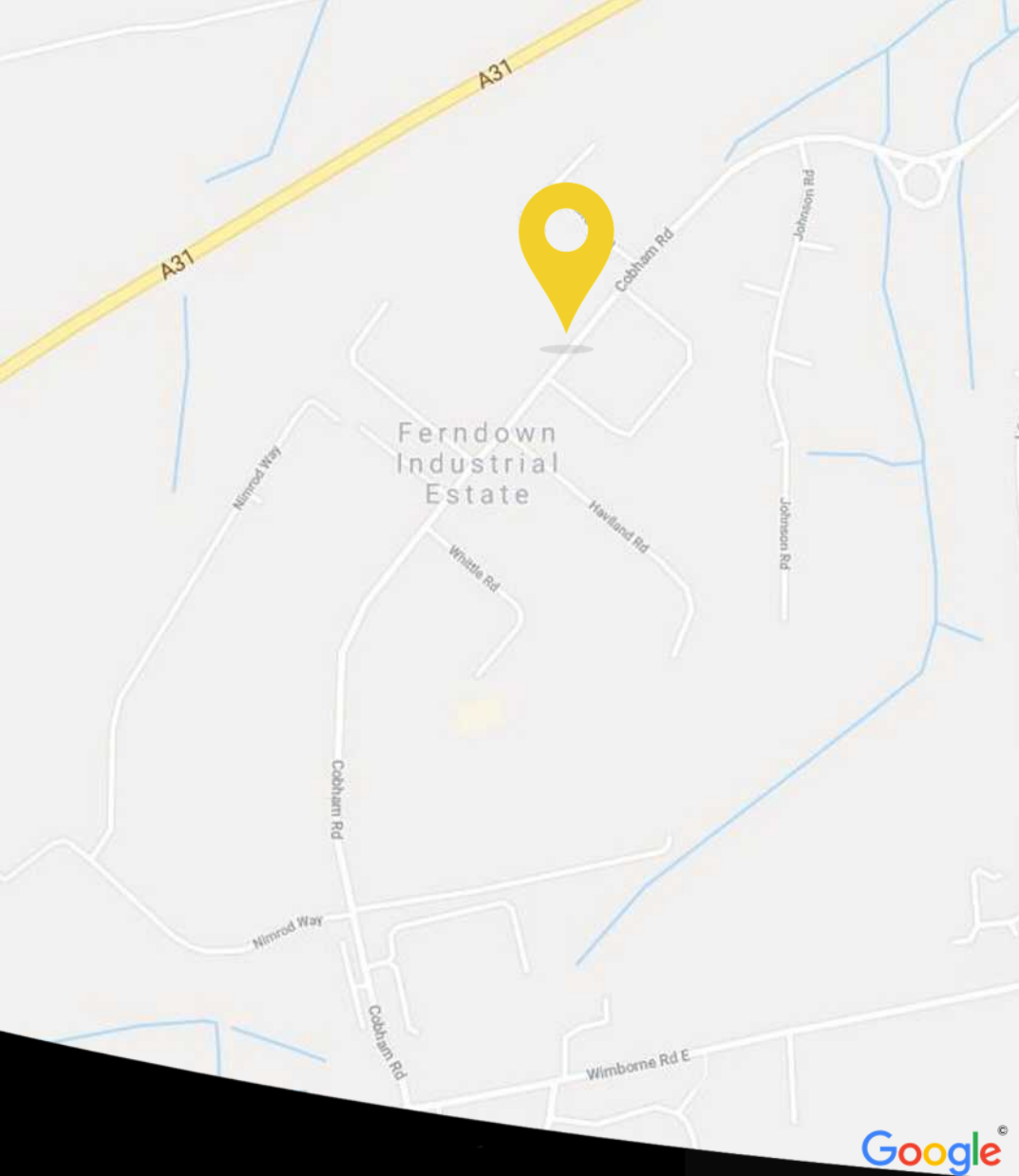
47 Cobham Road

45 Cobham Road

41-43 Cobham Road
car parking area

Site Entrance

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