

# TO LET



 **Cowling  
& West**

**01202 558 262**  
[cowlingandwest.co.uk](http://cowlingandwest.co.uk)

## Workshop & Storage Unit

- 327.0 sq. m (3,520 sq. ft. )
- **Loveridge Yard, Higher Merley Lane, Corfe Mullen, Wimborne, BH21 3EG**

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Motor Services

ey Ln

Higher Merley Ln

Higher Merley Ln

Merley Park Rd

Merley Park Rd

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## ● Location

The property is situated on Higher Merley Lane, close to its junction with Wimborne Road. Wimborne Road links directly to the A31 which provides access to Ringwood, Southampton and the national motorway network to the east and Dorchester to the west.

The property is situated approximately 6 miles to the north of Poole town centre on the north-western outskirts of the Bournemouth, Christchurch and Poole conurbation.

## ● Description

The property comprises a single storey workshop / storage unit of blockwork construction with a part pitched and part flat roof.

## ● Features

- Small office
- 3 Phase electrical supply
- Gas fired warm air heating
- Ceiling height 10ft 0" approx.

## ● Tenure

The property is offered on flexible lease terms incorporating upward only rent reviews.

## ● Accommodation

Front section	113.3 sq. m.	( 1,220 sq. ft.)
Rear section	213.7 sq. m.	( 2,300 sq. ft.)
TOTAL	327.0 sq. m.	( 3,520 sq. ft.)

## ● Rent

**£16,000 pa.**

## ● VAT

The letting of this property will be subject to VAT at the appropriate rate.

## ● Rates

To be apportioned.

## ● Energy Performance

The Energy Performance Asset rating for the property is D(77).

[VIEW LOCATION MAP](#)

[GOOGLE STREET VIEW](#)



### ● Legal Costs

Both parties to be responsible for their own legal costs.

### ● Services

We are advised that the following mains services are available: water, drainage, electricity and gas. However, all prospective occupiers should make their own enquiries regarding the capacities of the various services.

### ● 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](mailto: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.

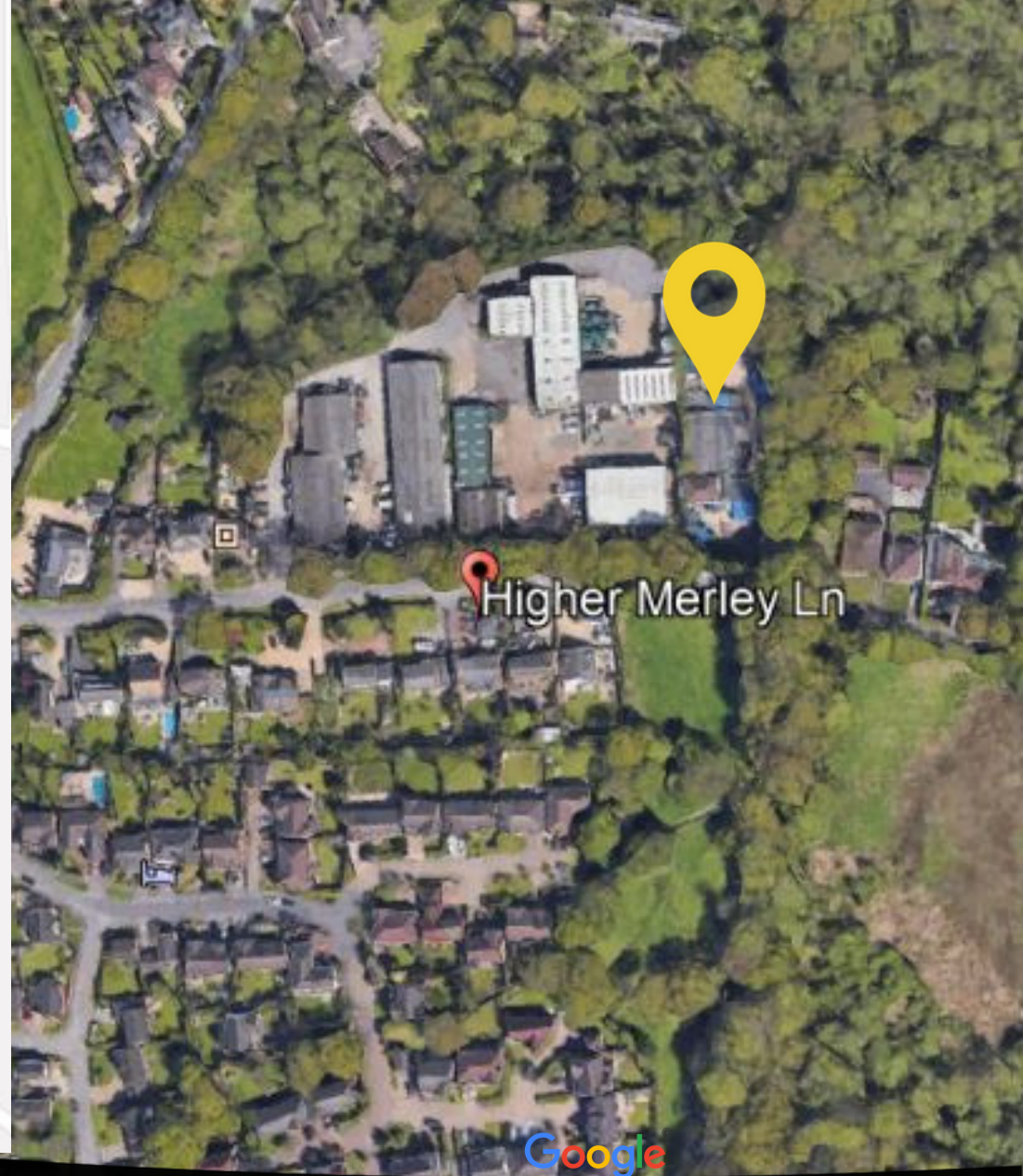
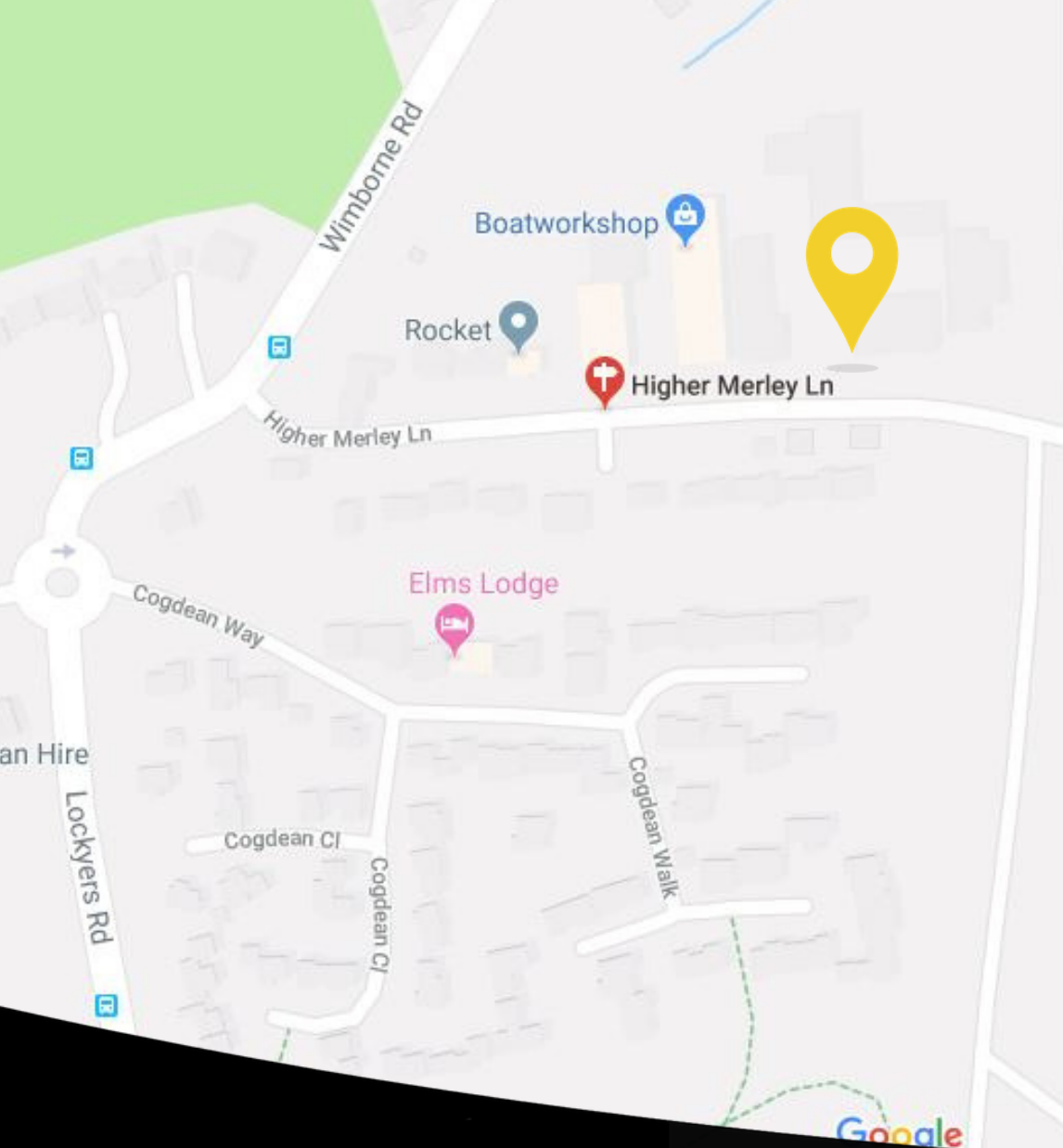
### ● Identification

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.





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