

FOR SALE DETACHED INDUSTRIAL/OFFICE PROPERTY

Units 20 – 21 Sandford Lane Industrial Estate,
Wareham, Dorset BH20 4DY



- Substantial detached industrial/office property with good parking
- Prominent location on Sandford Lane
- Total approx. gross area 637.7 sq m (6,865 sq ft)
- £420,000 exclusive for the freehold interest

LOCATION

Sandford Lane Industrial Estate is one of Wareham's main industrial areas, situated approx. 1 mile to the north of Wareham Town Centre. Wareham Rail Station is located close to the entrance to the estate.

The property is situated at the eastern end of Sandford Lane in a highly prominent position. Surrounding occupiers include Bradfords Building Supplies, Royal Mail & Howdens Joinery.

Poole is approx. 8 miles away and Bournemouth is approx. 12 miles away.

DESCRIPTION

The property comprises two industrial units which have been combined to form a single, detached industrial building with offices. The property is constructed from a steel frame with a mix of brick and clad elevations under a rolled edge steel profile roof.

The property predominantly provides ground floor assembly and storage space with first floor offices above. There is a reception area, toilets and shower room on the ground floor and toilets and a kitchen on the first floor.

The property has the benefit of the following:-

- Gas fired radiator heating (part)
- Electric wall heating (part)
- Perimeter trunking to first floor offices

The accommodation can be summarised as follows:-

Ground Floor	388.6 sq m	4,183 sq ft
First Floor	249.1 sq m	2,682 sq ft
Total	637.7 sq m	6,865 sq ft

Externally, the property offers a good level of parking and two concrete loading aprons which provide access to folding loading doors.

The property has a site area of approx. 0.146 hectares (0.362 acres).

TENURE

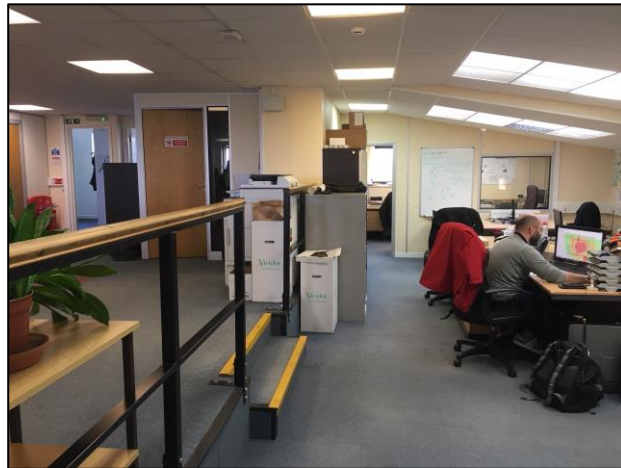
The property is available for sale freehold.

PRICE

£420,000 exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of C – 69. A copy of the full EPC report is available on request.



PLANNING

The property is currently being used for Use Class B1 (Business) & B8 (Storage & Distribution).

However, interested parties are advised to contact Planning Services, Purbeck District Council (01929 556561) to confirm the planning use of the property in connection with their proposed use.

BUSINESS RATES

We are informed that the property has a rateable value of £34,750. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

Rates payable may also be subject to transitional or small business rates relief and interested parties are therefore encouraged to contact the Local Rating Authority directly.

VIEWING

Strictly by appointment with the Sole Agent, Sibbett Gregory.

Contact: Jayne Sharman - 01202 661177

Jayne@sibbettgregory.com

FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee 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 or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed.





Units 20 – 21 Sandford Lane Industrial Estate, Wareham, Dorset, BH20 4DY

