



MODERN OFFICE SUITES TO LET

**COBHAM HOUSE, 27 COBHAM ROAD, WIMBORNE, BH21 7PE**

OFFICE TO LET

391 TO 665 SQ FT (36.33 TO 61.78 SQ M)



**Vail  
Williams**

# Summary

## MODERN OFFICE SUITES TO LET

<b>Available Size</b>	391 to 665 sq ft
<b>Rent</b>	£9,000.00 - £13,000.00 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
<b>EPC Rating</b>	Upon enquiry

- Refurbished modern office suites
- Carpets, LED lighting and air conditioning
- Occupation available within 48 hours
- Allocated car parking
- Rents from £750 pcm exclusive
- Flexible lease terms
- Direct estate access to A31



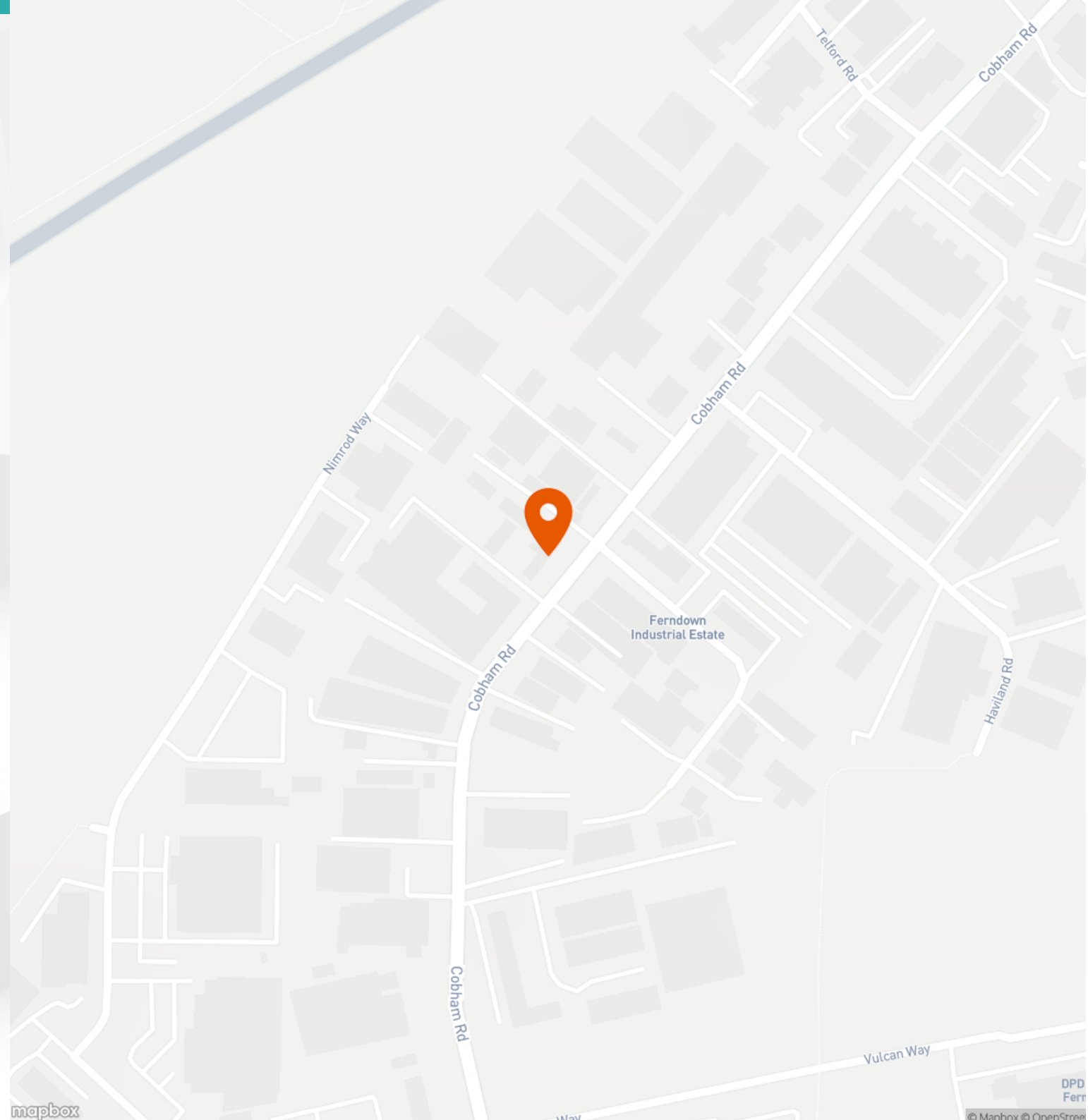
# Location



**Cobham House 27 Cobham Road, Ferndown Industrial Estate, Wimborne, BH21 7PE**

Cobham House occupies a prominent position fronting Cobham Road, the main spine road through Ferndown Industrial Estate with direct access to the A31.

Occupiers on the estate include Greggs, Subway and Anytime Fitness.



# Further Details

## Description

Cobham House is a detached, 3-storey office building with newly clad elevations and UPVC double glazed windows. The suites are located on the first and second floors with stair access. Each suite benefits from its own W.C facilities, kitchenette and the following specification:

- Suspended ceilings
- LED lighting
- Air conditioning
- Carpets
- Kitchenette facilities
- Perimeter trunking
- Sub meters for electricity

Externally, there is allocated car parking.

## Accommodation

The accommodation comprises of the following office suites. Rents are quoted per annum exclusive of VAT, business rates, service charge, utilities and any other outgoings.

Name	sq ft	Rent	Service charge	EPC
1st - Suite 8	497	£875 /month	£960 /annum	C (58)
2nd - Suite 10	665	£1,083 /month	£1,280 /annum	-
2nd - Suite 11	391	£750 /month	£67 /month	B (40)

## Terms

The suites are available by way of new effective FRI leases for a negotiable term, incorporating upward only, open market rent reviews. Occupation can be granted within 48 hours (subject to terms).

## VAT

All rents and outgoings are quoted exclusive of VAT at the prevailing rate.

## Legal Costs

Each party to bear their own legal costs.

## Parking

Suite 8 - 2 Parking Spaces

Suite 10 - 3 Parking Spaces

Suite 11 - 2 Parking Space

## Rateable Value (with effect from 01/04/2023)

Suite 8 - TBC

Suite 10 - TBC

Suite 11 - £3,150





## Enquiries & Viewings



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