



**UNIT 15 COBHAM BUSINESS CENTRE, 29-31 COBHAM  
ROAD, FERNDOWN INDUSTRIAL ESTATE, WIMBORNE,  
BH21 7BX**

**OFFICE / INDUSTRIAL / WAREHOUSE FOR SALE**



# Summary

## FOR SALE - 1,518 SQ FT MODERN SEMI-DETACHED INDUSTRIAL/BUSINESS PREMISES

Available Size	1,518 sq ft
Price	Offers in excess of £260,000 plus VAT
Rateable Value	£7,000 (from 01.04.23) *100% Small Business Rates Relief is currently available on properties with a rateable value of £12,000 or less, subject to conditions.
EPC Rating	B (27)

- Semi detached modern industrial/business unit
- Built in 2018
- Storage and office accommodation
- \*100% Small Business Rates Relief



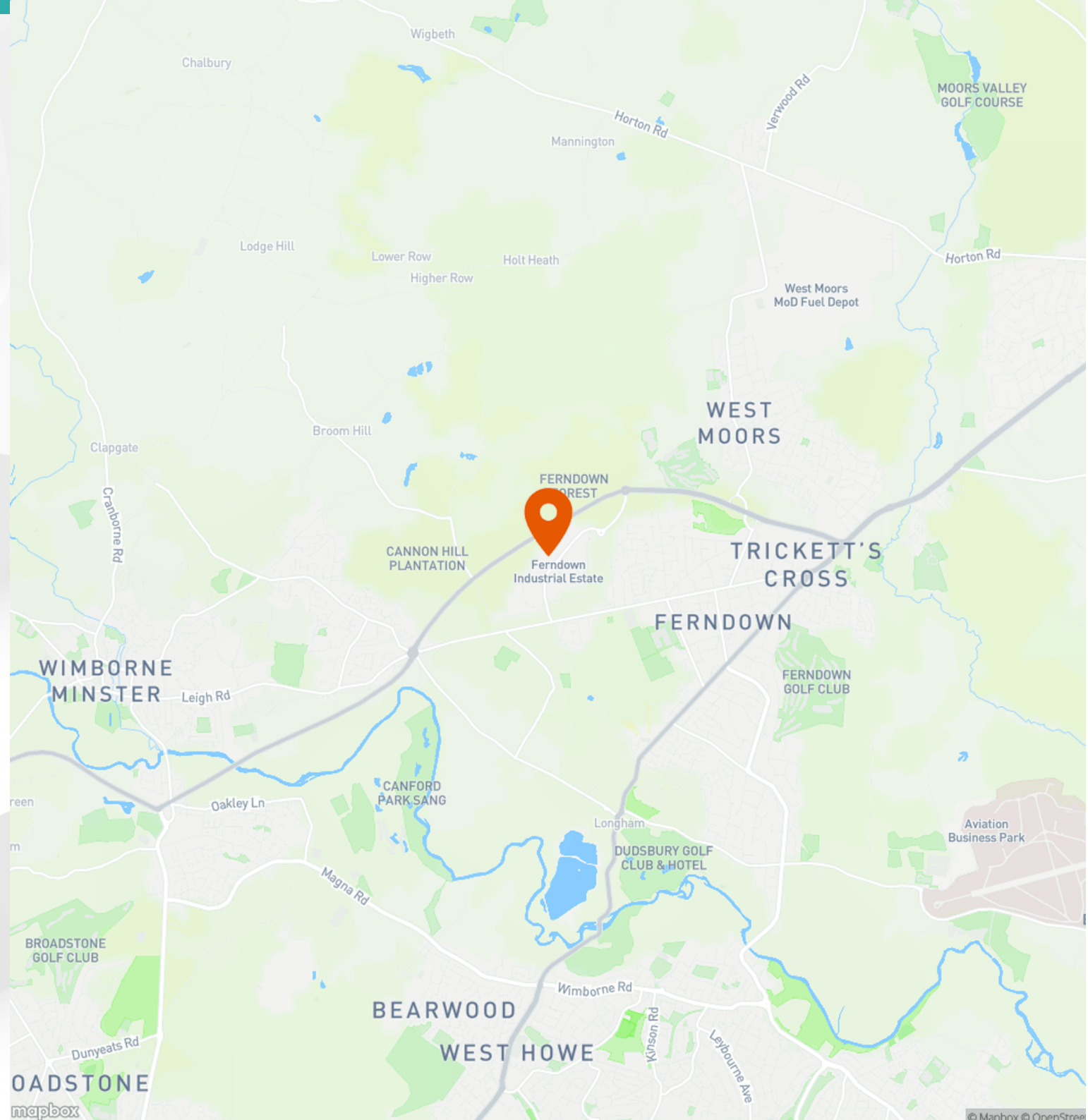
# Location



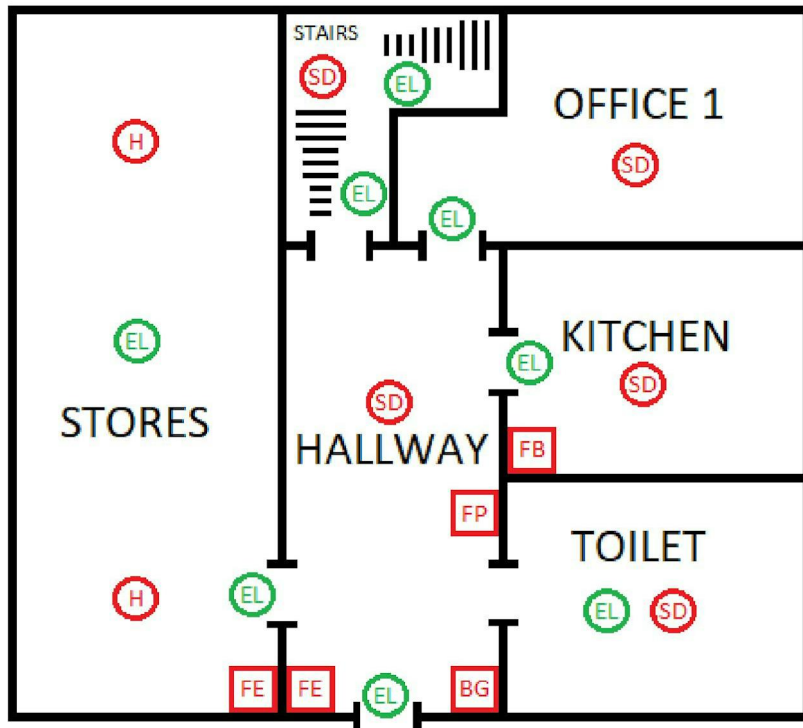
**Unit 15 Cobham Business Centre 29-31 Cobham Road, Ferndown Industrial Estate, Wimborne, BH21 7BX**

Cobham Business Centre is located on Cobham Road which is the main estate road through Ferndown Industrial Estate which is an established industrial, warehouse and logistics location. The estate benefits from direct access to the A31, via Cobham Road. The A31 connects directly with the motorway network.

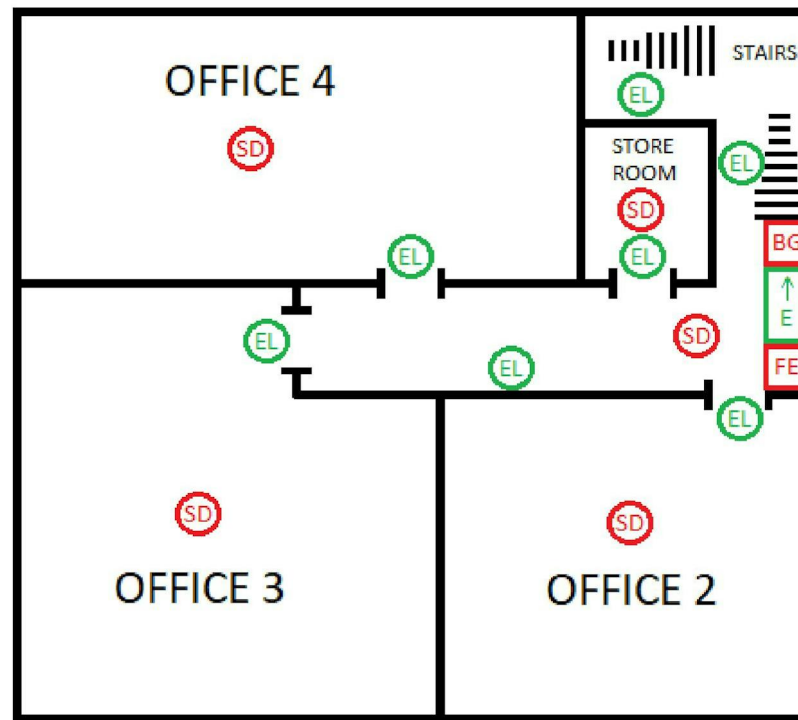
Occupiers on Ferndown Industrial Estate include Screwfix, Travis Perkins, Howdens, DPD, City Plumbing, CEF, Caterpillar, Porsche, Ducati and Careco.



## GROUND FLOOR



## FIRST FLOOR



(H) HEAT DETECTOR/SOUNDER

(SD) SMOKE DETECTOR/SOUNDER

(BG) BREAK GLASS

(FB) FIRE BLANKET

(FE) FIRE EXTINGUISHER

(FP) FIRE PANEL

(EL) EMERGENCY LIGHTING BULKHEAD

(↑ E) EMERGENCY EXIT

(↑ E) RUNNING MAN LIGHTING

# Further Details

## Description

Cobham Business Centre is a development which was constructed in 2018 which comprises of 16 industrial/warehouse. Unit 15 is a semi-detached unit comprising of workshop/storage space and office accommodation over two floors. The unit benefits from the following brief specification:

- Brick work outer, block work inner wall construction with steel cladding to upper elevations
- Full height glazing to front of unit
- Steel roof incorporating daylight panels
- Electric insulated roller shutter door
- 3 phase electricity
- Capped gas supply
- Unisex W.C facilities
- Kitchenette
- 2 allocated car parking spaces
- 3.95m ceiling height in workshop/storage area
- 3m ceiling height in offices
- Security shutter on personnel door
- Electric heaters
- Offices with air conditioning, perimeter trunking, blinds and LED lighting
- Fibre internet
- Security and fire alarm system

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	759	70.51	Available
1st	759	70.51	Available
<b>Total</b>	<b>1,518</b>	<b>141.02</b>	

## Tenure

Virtual freehold available by way of the remainder of a 999 year long leasehold interest subject to a peppercorn rent.

## AML

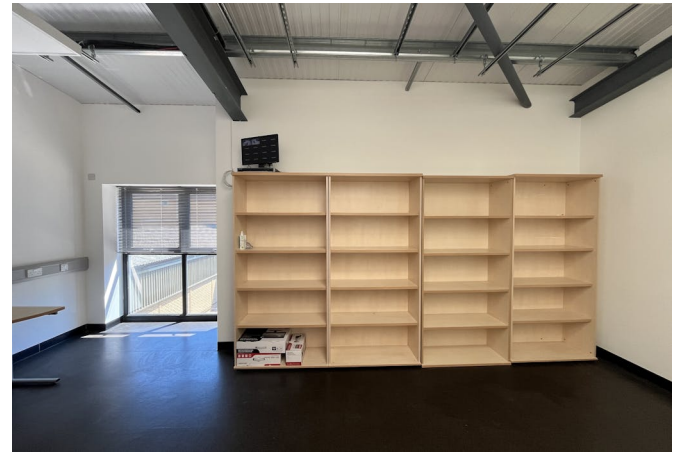
In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Service Charge

An estate service charge will be payable in respect of the upkeep, maintenance and management of the common parts of the estate. Interested parties are urged to make further enquiries.





## Enquiries & Viewings



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