



**UNIT 7 WESTCROFT BUSINESS PARK, WIMBORNE, BH21  
6FQ**

**INDUSTRIAL / WAREHOUSE TO LET**  
843 SQ FT (78.32 SQ M)



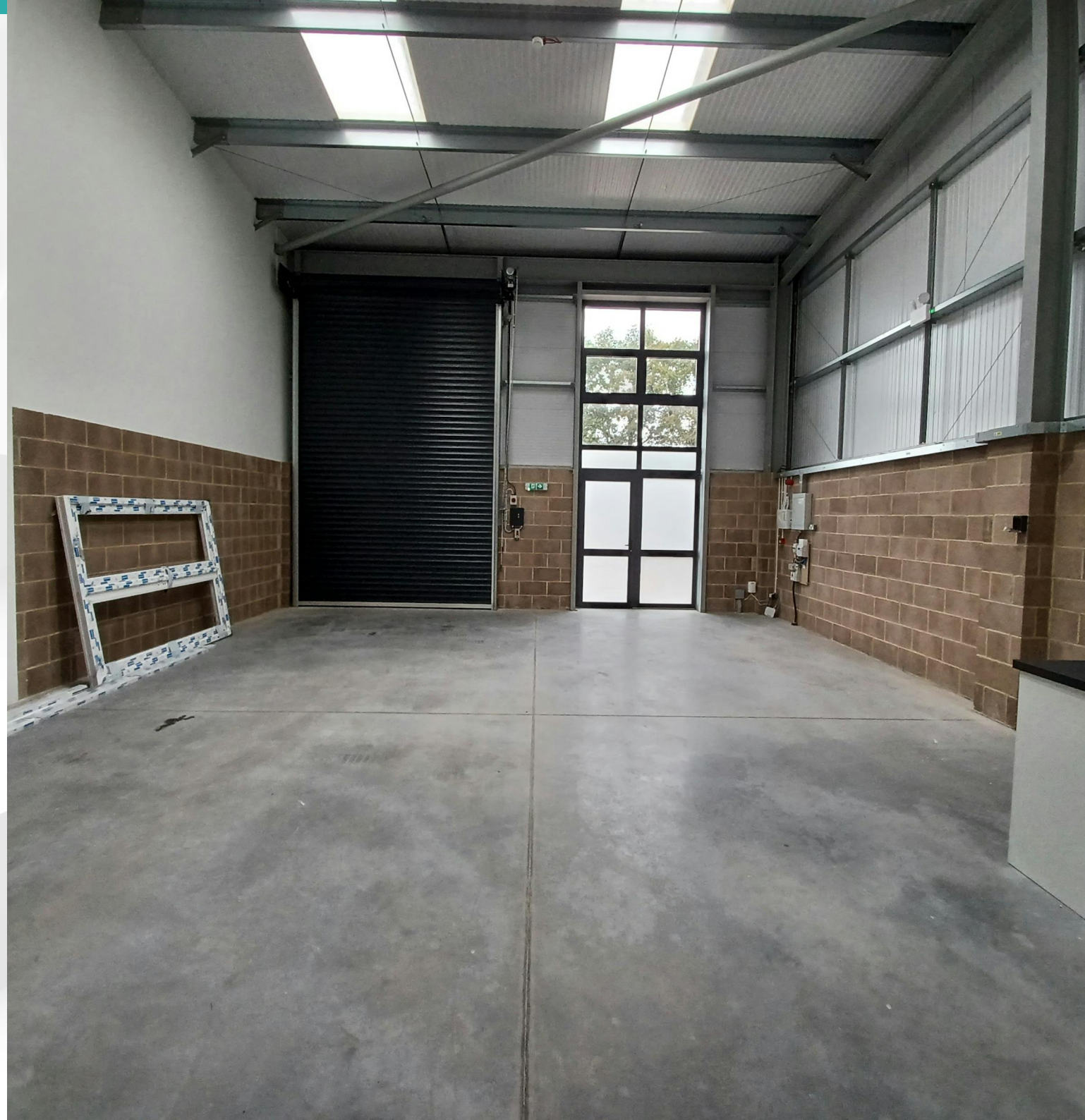
# Summary

## TO LET


Modern unit on a business park on Ringwood Road

Available Size	843 sq ft
Rent	£14,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and any other outgoings payable quarterly in advance
Rateable Value	£8,800 (from 01.04.23)
Service Charge	£633.44 per annum
EPC Rating	A (23)

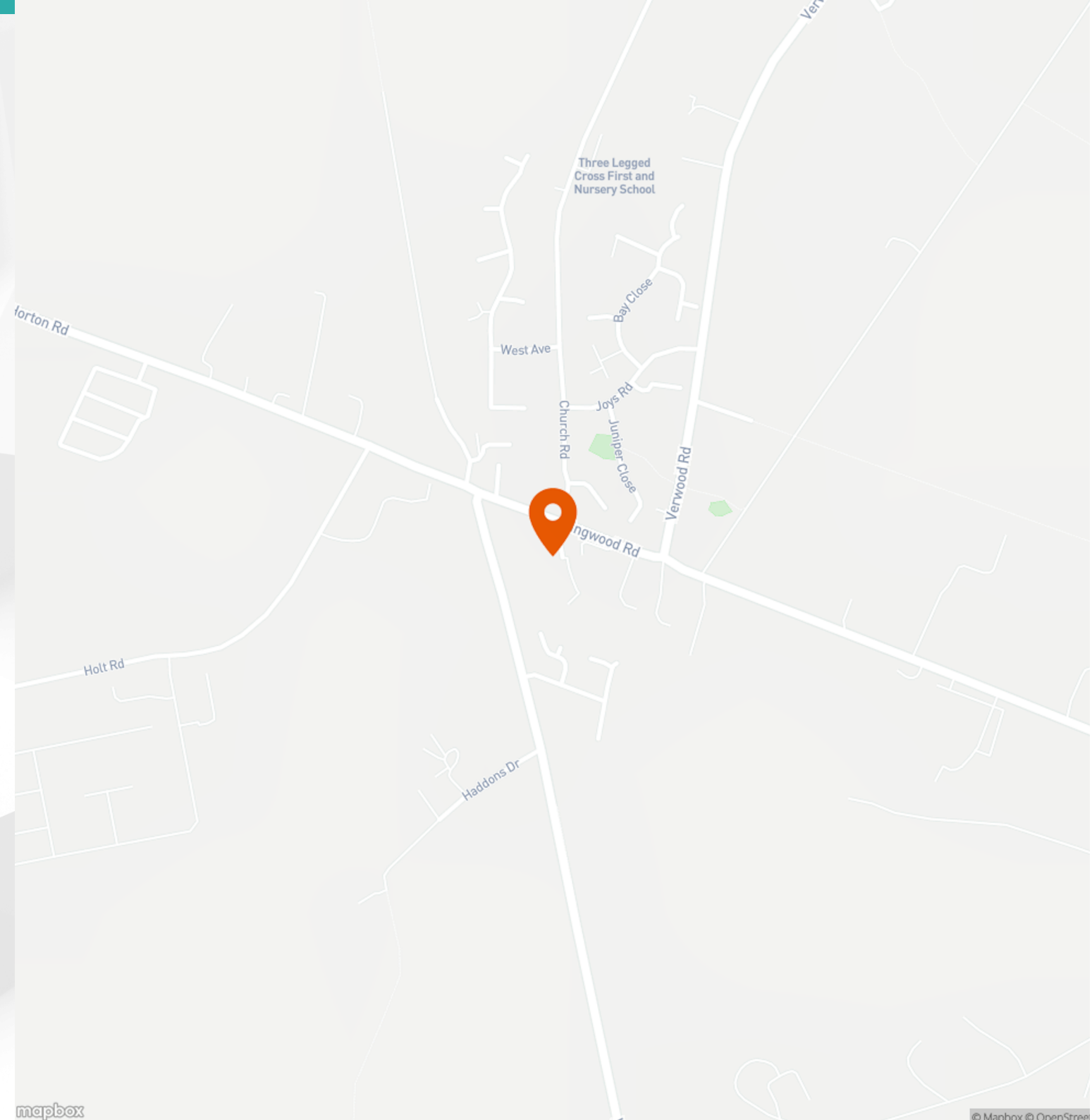
- Steel portal frame construction
- Steel-clad insulated roof and cladding
- LED lighting
- Insulated electric loading door
- Unisex WC
- Superfast broadband available
- 3 phase electricity and telecom
- 2 car parking spaces



# Location

 **Unit 7 Westcroft Business  
Park, Wimborne, BH21 6FQ**

Westcroft Business Park is situated on Ringwood Road (B3072) and is approximately 2.6 miles distant from the A31, which connects to the M27/M3 motorway networks.





# Further Details

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	843	78.32	Available
<b>Total</b>	<b>843</b>	<b>78.32</b>	

## Description

The unit has been built in accordance with the following brief specification:

- Steel portal frame construction
- Blockwork inner wall construction with insulated horizontal cladding to the external elevations
- Steel clad insulated roof and cladding
- 5.6m internal eaves height
- LED lighting
- Insulated electric loading door
- Unisex W.C
- Concrete floor
- Superfast broadband available
- 3 phase electricity and telecom
- Allocated car parking

## Legal Costs

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

## Terms

The unit is available by way of a new full repairing and insuring lease.

## AML

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

## Planning

Planning permission has been granted for B1(b), B1(c) and B8 use between the permitted working hours of 07:00 to 21:00 Mondays to Saturdays. Sunday and public holiday activities shall be restricted to internal office work/administrative tasks only and shall not include deliveries to or dispatches from the site.

## 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.



## Enquiries & Viewings



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