



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

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



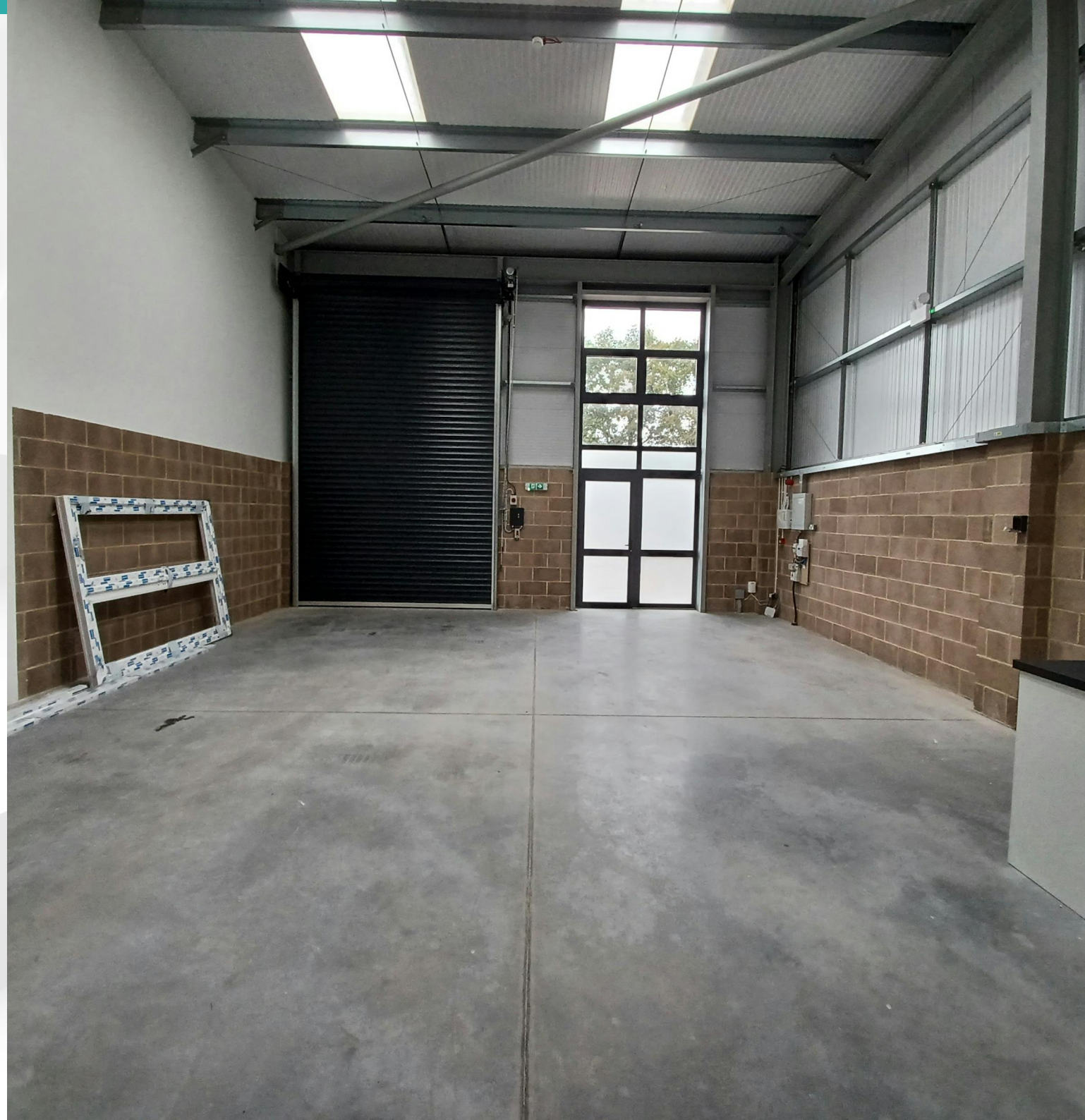
Summary

TO LET

Modern unit constructed in 2021

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
Total	843	78.32	

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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