



**UNIT 8-9 ASHLEY HEATH INDUSTRIAL ESTATE,  
WIMBORNE, BH21 6UZ**

**INDUSTRIAL / WAREHOUSE TO LET**  
**3,635 SQ FT (337.70 SQ M)**



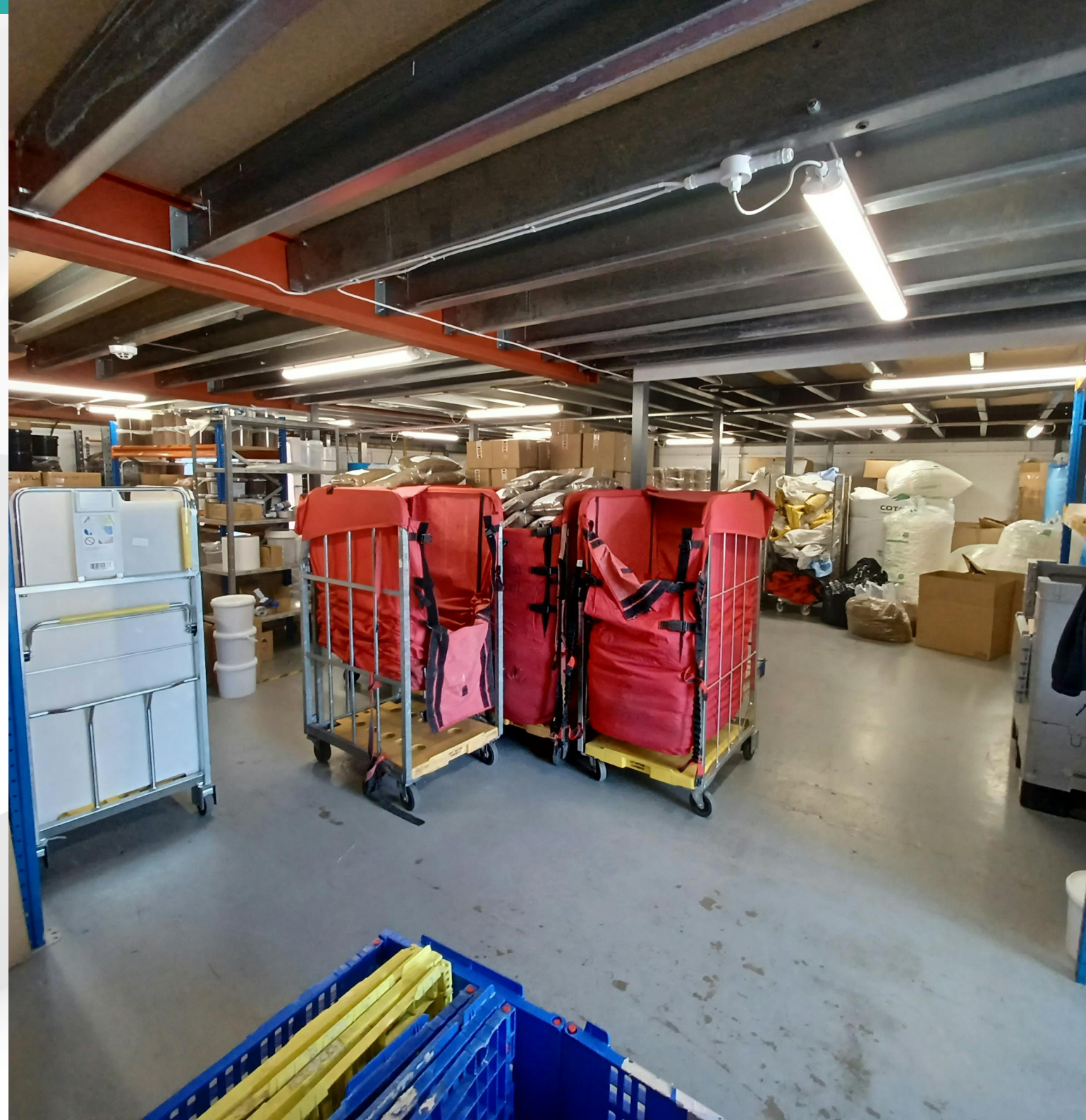


# Summary

## TO LET – MID TERRACE INDUSTRIAL/WAREHOUSE PREMISES

Available Size	3,635 sq ft
Rent	£28,500 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order
Business Rates	Upon Enquiry
Service Charge	Upon Enquiry
VAT	Applicable
EPC Rating	C (55)

- 3,635 sq ft GIA
- Only 2.5 miles distant from A31
- LED Lighting
- Ground Floor Reception



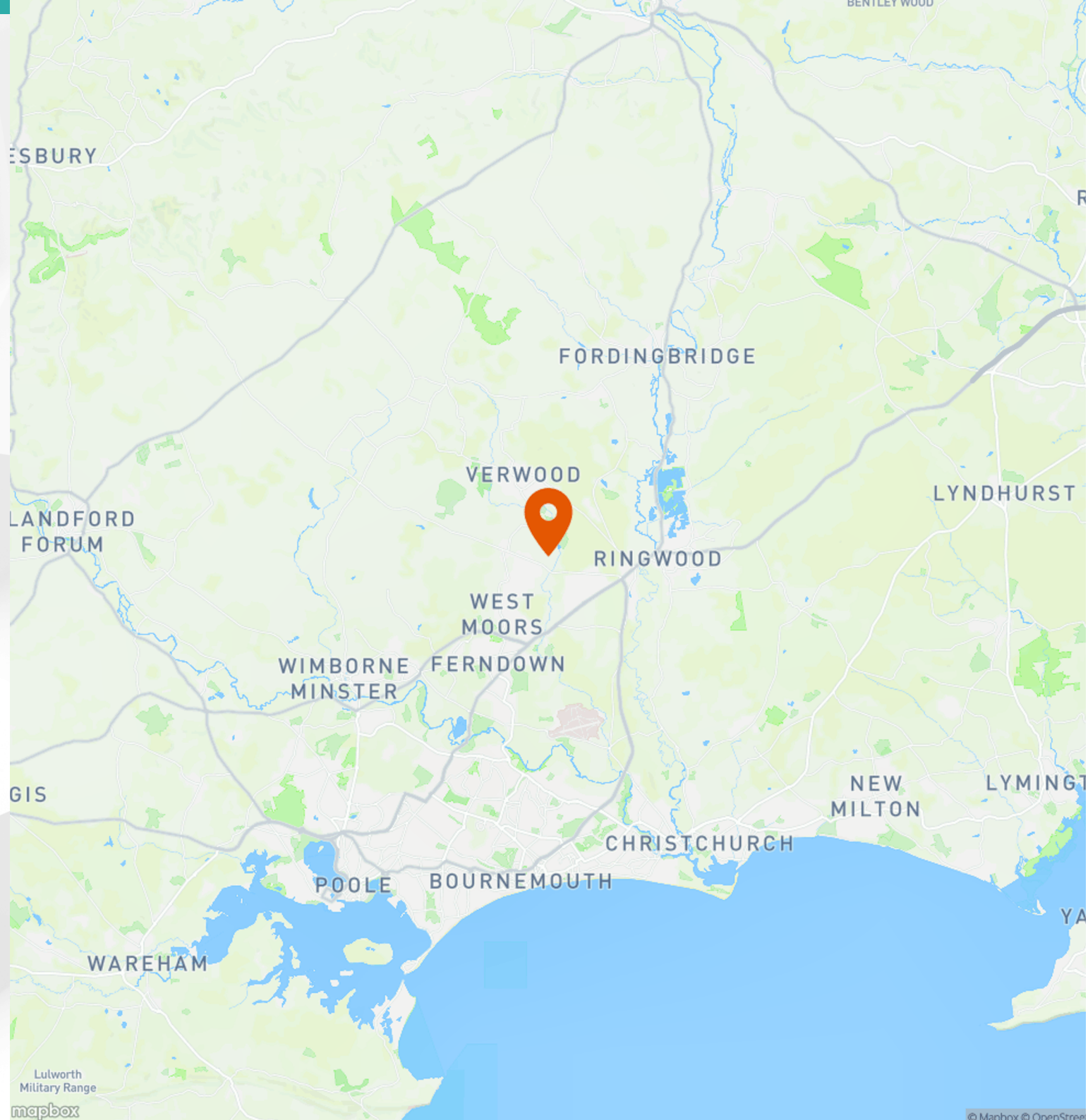


# Location



**Unit 8-9 Ashley Heath  
Industrial Estate, Wimborne,  
BH21 6UZ**

The premises is located on Ashley Heath Industrial Estate, approximately 2.5 miles north-west of the A31 and is accessed from the Ringwood Road. The A31 provides dual carriageway connections to the M27 and M3 to the north east and to the A35 to the west.







**WARNING**  
  
**ELECTRIC FLOORING**



# Further Details

## Description

This mid-terrace premises is of block work inner, brick work outer construction with steel cladding to the upper front elevation supported upon a steel portal frame with a pitched steel clad roof incorporating daylight panels. The ground floor is concrete and the internal eaves height is approx. 5m. There are ground and first floor windows in the front elevation. The ground floor has a reception / office which leads to the warehouse

There are first floor offices which benefit from carpets, lighting, suspended ceiling and air conditioning. The offices connect to a timber decked storage mezzanine, the height below the mezzanine is 2.2m and the minimum height on the mezzanine is 2.4m.

The unit benefits from the below specification:

- Mid Terrace
- 3 Phase Electricity
- Loading Door (3m wide x 4.1m high)
- Concrete Floor
- Personnel Door
- GF Unisex WC and FF M&F WCs
- Kitchenette
- AC (to part)

Externally, the unit benefits from 4 parking spaces to the front and 2 x 20ft containers and 1x 10ft container to the rear.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,918	178.19
1st - Office / Mezzanine	1,717	159.51
<b>Total</b>	<b>3,635</b>	<b>337.70</b>

## Terms

Available by way of a new full repairing and insuring lease for a negotiable term incorporating periodic upward only, open market rent reviews.

## 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.

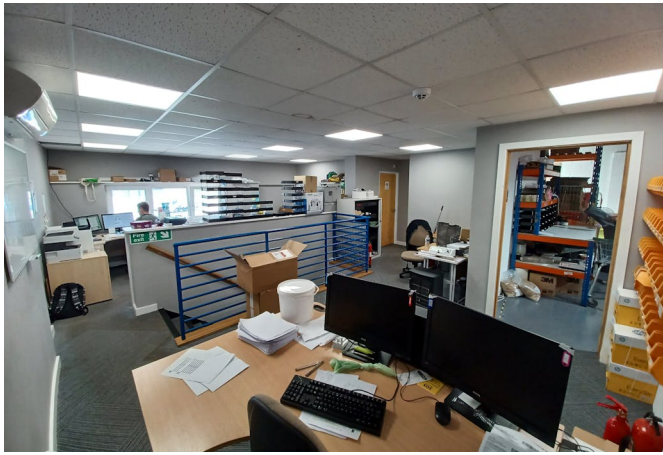
## AML

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.

## Legal Costs

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









## Enquiries & Viewings



**Ben Duly**

[bduly@vailwilliams.com](mailto:bduly@vailwilliams.com)

07771 542132

01202 558262

