



Unit 7, Riverside Park, Station Road, Wimborne, BH21 1QU

Industrial/ business premises

- £19,800 per annum exclusive
(£17,000 per annum exclusive for
the first year of the term)
- On site car parking up to 8 cars
- End of terrace
- Gross internal area approx. 158.49
sq m (1,706 sq ft)
- Three phase electricity available
(1 phase connected currently)
- Immediately available

Unit 7, Riverside Park, Station Road, Wimborne, BH21 1QU

LOCATION

The unit is located within the popular Riverside Park Estate in Wimborne with the Town Centre approximately half a mile distance. The estate is in close proximity to the A31 which provides excellent access to all parts of the conurbation and the motorway network beyond.

DESCRIPTION

The premises comprise an end terraced unit of steel frame construction with elevations of brick and coated steel cladding, completed with insulated corrugated roofing sheets and incorporating translucent daylight panels. The premises benefits from:

- Personnel door
- Roller shutter loading door
- Three phase electricity available (1 phase connected currently)
- Ground floor workshop
- Two ground floor office rooms
- Two first floor office rooms
- Kitchen
- Alarm
- Two WCs
- Shower
- On site car parking up to 8 cars

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,036	96.25
1st	670	62.25
Total	1,706	158.50

TENURE

The unit is available on a new full repairing and insuring lease incorporating upward only rent reviews every 3 years.

RENT

£19,800 per annum exclusive. (£17,000 per annum exclusive for the first year of the term)

The rent is exclusive of business rates, service charge, VAT, buildings insurance and utilities.

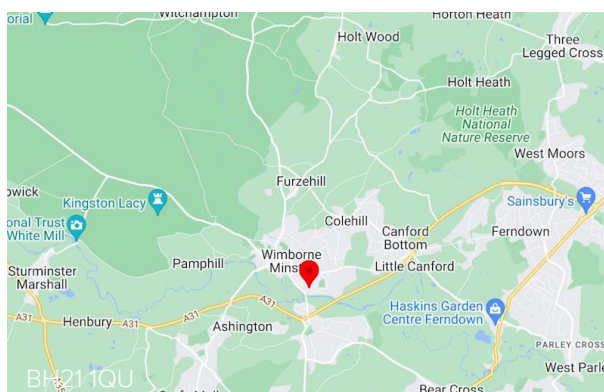
SERVICE CHARGE

There will be a service charge for the maintenance and upkeep of the common areas of the Estate.

BUSINESS RATEABLE VALUE

The Valuation Office Agency states that the property has two rateable values of: Ground Floor £7,200 / First Floor £3,700.

The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually. Rates payable may also be subject to transitional or small business rates relief and interested parties are therefore encouraged to contact the Local Rating Authority directly.



SUMMARY

Available Size	1,706 sq ft
Rent	£19,800 per annum exclusive
Business Rates	GF £7,200 FF £3,700
EPC Rating	Upon enquiry

VIEWING & FURTHER INFORMATION

Joe Lee

01202 661177 | 07791 118807

joe@sibbettgregory.com

**sibbett
gregory**

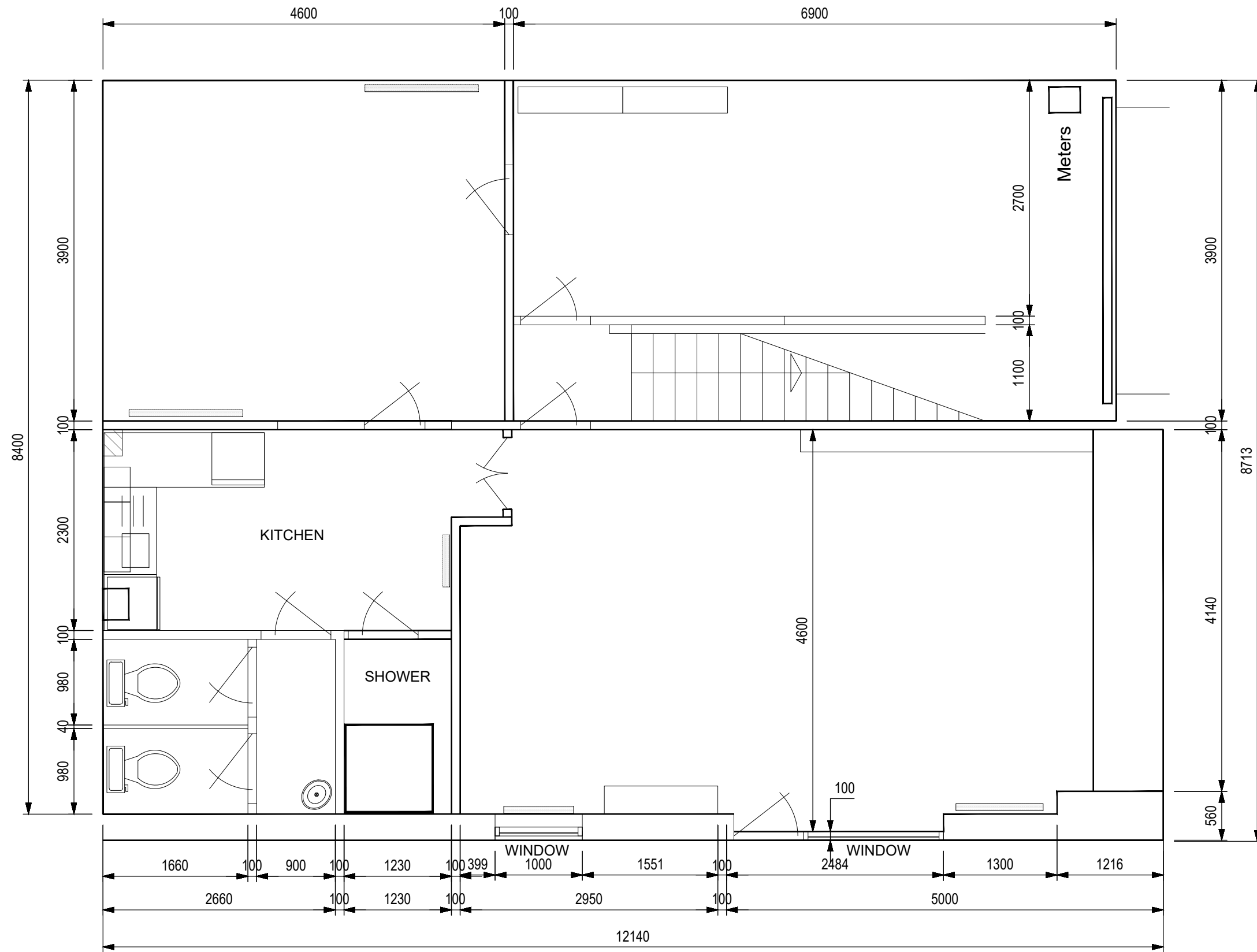
More properties @ www.sibbettgregory.com

FINANCE ACT 1989: Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction. IMPORTANT NOTE: At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings. IDENTIFICATION: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering -the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed. Generated on 02/09/2024

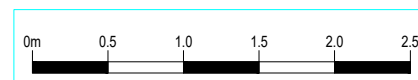





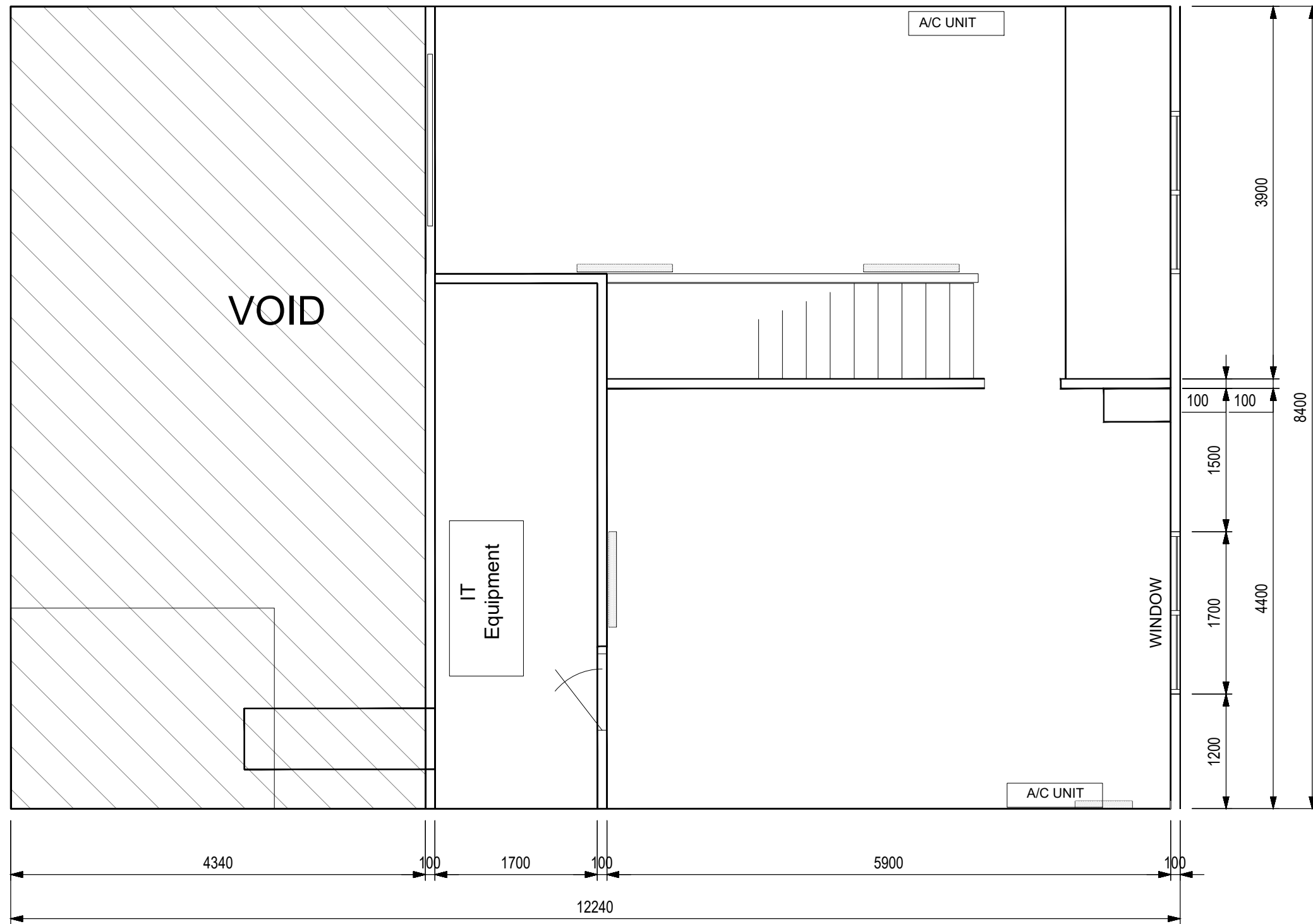




GROUND FLOOR



 RADIATOR



FIRST FLOOR

— RADIATOR

