



**UNIT 4 VICTORY CLOSE, WOOLSBRIDGE INDUSTRIAL
ESTATE, WIMBORNE, BH21 6SX**

INDUSTRIAL / WAREHOUSE TO LET / FOR SALE

1,868 SQ FT (173.54 SQ M)



Summary

END TERRACE INDUSTRIAL UNIT – FOR SALE / TO LET

Available Size	1,868 sq ft
Rent	£20,600 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order.
Price	£330,000 exclusive of VAT
Rateable Value	£14,250 from 1.4.23
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (89)

- End Terrace
- Internal Eaves Height Approx 3.8m
- Only 2.5 miles distant from A31

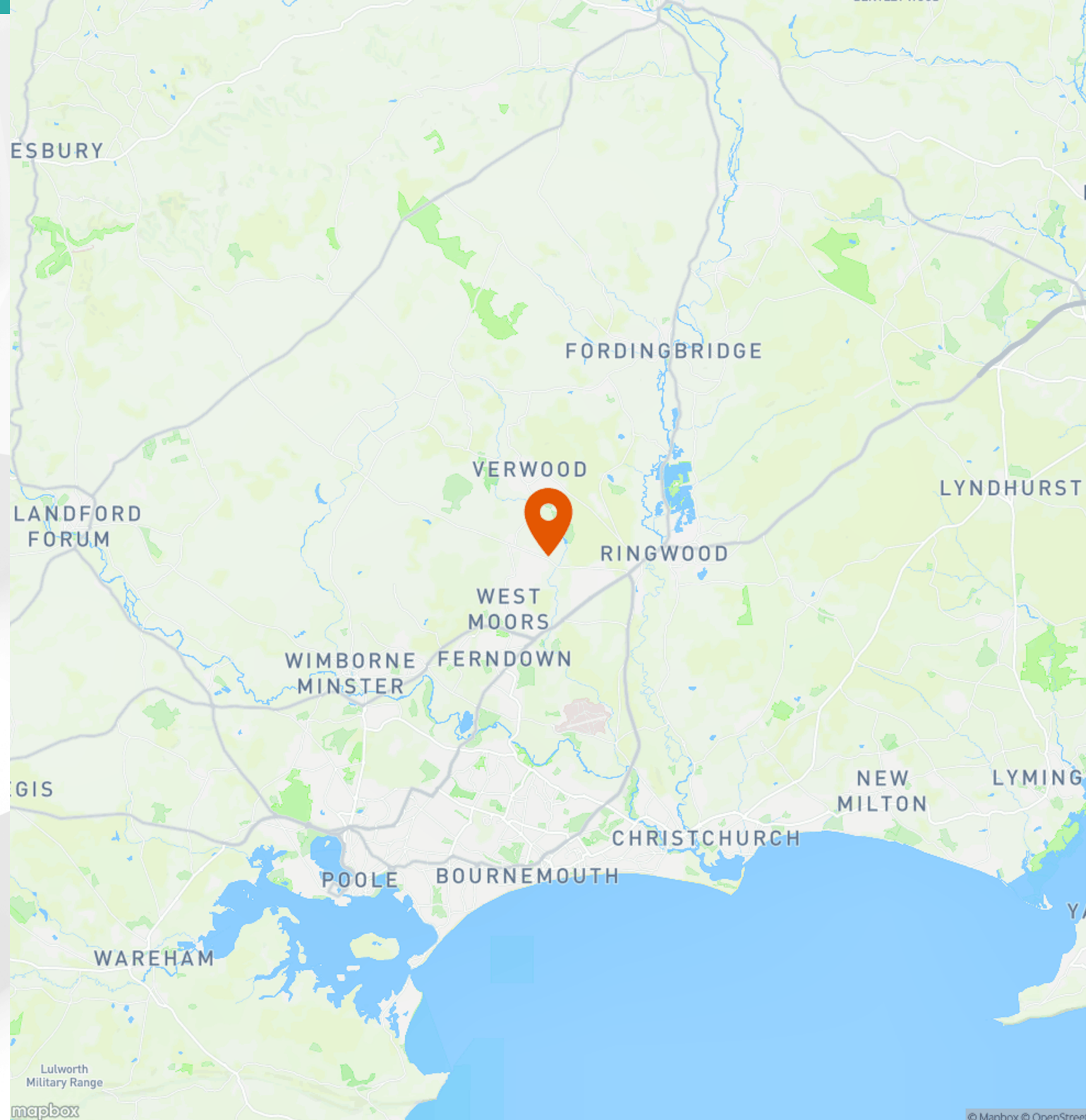


Location



**Unit 4 Victory Close,
Woolsbridge Industrial Estate,
Wimborne, BH21 6SX**

Victory Close is accessed via Old Barn Farm Road which is the main estate road in Woolsbridge Industrial Estate and is accessed from Ringwood Road. The premises is approximately 2.5 miles distant from Ashley Heath roundabout which provides access to the A31 and A338. The A31 dual carriageway leads to the M27/M3 motorway networks to the north-east and the A35 to the west.





Further Details

Description

These end terrace premises are of brick outer, blockwork inner wall construction with steel cladding to the upper elevations under a mono pitch steel clad roof, supported upon a steel portal frame. Access is by way of a personnel door and a concertina loading door measuring approximately 3m wide x 3.6m high.

The unit is arranged as an open plan full height warehouse with reception/office accessed via a personnel door and male and female WCs.

The unit benefits from the following specification:-

- Concrete floor
- Male and female WC
- Daylight panels
- Personnel door
- Gas
- 3 phase electric

Externally the unit benefits from a concrete forecourt to the front and side providing parking for 4 cars.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,868	173.54
Total	1,868	173.54

Viewings

Strictly by appointment through the sole agent.

Tenure

Available either virtual freehold (999 year lease from 29/09/1987) or by way of a new full repairing and insuring lease for a negotiable term incorporating periodic upwards 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 tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





Enquiries & Viewings



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