



## Suite A, 55 Cobham Road, Ferndown Industrial Estate, Wimborne, BH21 7RB

Ground floor office suite For Sale / To Let

- Approx. 119.5 sq m (1,287 sq ft)
- Price £180,000 exclusive
- Rent £14,000 per annum excl
- Self-contained office suite
- 3 parking spaces and visitor parking
- Immediately available

# Suite A, 55 Cobham Road, Ferndown Industrial Estate, Wimborne, BH21 7RB

## LOCATION

The property is situated on Cobham Road which is the main road through Ferndown Industrial Estate.

Ferndown Industrial Estate is conveniently located between Wimborne and Ferndown and provides good access to the A31.

## DESCRIPTION

The premises comprise part of the ground floor of a commercial property which has prominent frontage to Cobham Road.

Suite A is self-contained and configured to provide predominantly open plan office accommodation together with two partitioned offices and a small store.

The property provides the following specification:

- Suspended ceilings with modern integral lighting
- Kitchen
- 2 x WC's (one disabled compliant)
- Heating/cooling units
- Carpet
- Power and data points

## PARKING

The office suite benefits from 3 parking spaces at the rear of the property. Visitor parking is also available on the forecourt in front of the property.

## TENURE

The property is available for sale by way of a long leasehold interest granted from 7th March 2008 for a term of 999 years.

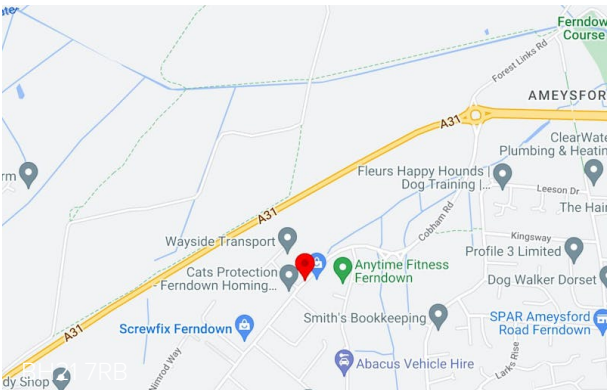
Alternatively, the property is also available to let by way of a Full Repairing and Insuring lease for a term to be agreed.

## PRICE

£180,000 exclusive.

## RENT

£14,000 per annum exclusive of business rates, service charge and VAT.



## SUMMARY

Available Size	1,287 sq ft
Rent	£14,000 per annum
Price	£180,000 exclusive
Business Rates	N/A
EPC Rating	E (102)

## VIEWING & FURTHER INFORMATION

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