



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)
- Rent £14,000 per annum excl
- 3 parking spaces and visitor parking
- Price £180,000 exclusive
- Self-contained office suite
- 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.

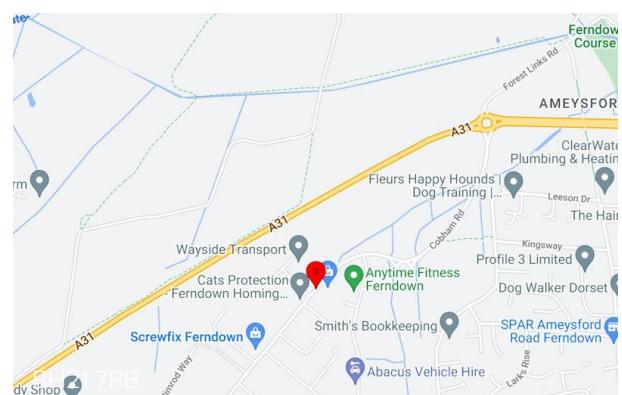
Alternatively, the property is also available to let by way of a Full Repairing and Insuring lease for a term to be agreed.

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

Jayne Sharman

01202 661177 | 07747 773999

jayne@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 16/01/2026



