



UNIT 5 WESTCROFT BUSINESS PARK, WIMBORNE, BH21 6FQ

INDUSTRIAL / WAREHOUSE TO LET

844 SQ FT (78.41 SQ M)



Summary

MODERN UNIT FRONTING RINGWOOD ROAD

Available Size	844 sq ft
Rent	£14,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Rateable Value	£10,000 from 1.4.23
EPC Rating	A (23)

- Visibility to Ringwood Road
- Steel portal frame construction
- LED lighting
- Unisex WC
- Superfast broadband available
- 3 phase electricity and telecom
- Allocated car parking

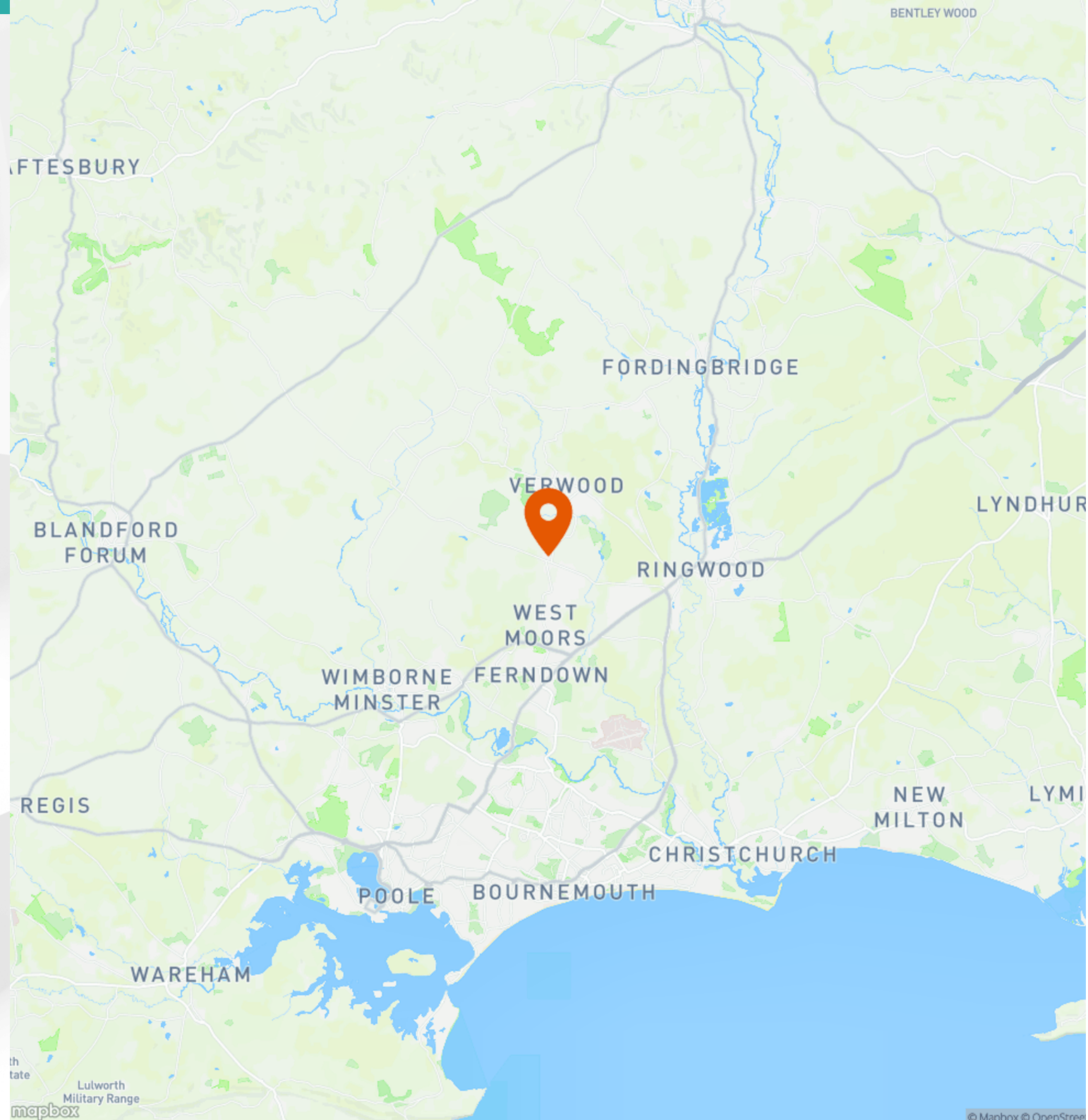


Location



**Unit 5 Westcroft Business
Park, Wimborne, BH21 6FQ**

Westcroft Business Park is situated on Ringwood Road (B3072) and is approximately 2.6 miles distant from the A31, which connects to the M27/M3 motorway networks





Further Details

Description

The unit has been built in accordance with the following brief specification:

- Steel portal frame construction
- Blockwork inner wall construction with insulated horizontal cladding to the external elevations
- Steel clad insulated roof and cladding
- 5.6m internal eaves height
- LED lighting
- Insulated electric loading door
- Unisex W.C
- Concrete floor
- Superfast broadband available
- 3 phase electricity and telecom
- Allocated car parking
- Double height glazed panel on front elevation

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	844	78.41
Total	844	78.41

Legal Costs

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

Terms

The premises are available to let by way of a new full repairing and insuring lease incorporating upward only, open market rent reviews every 3 years, subject to a simultaneous surrender of the existing lease.

Planning

Planning permission has been granted for B1(b), B1(c) and B8 use between the permitted working hours of 07:00 to 21:00 Mondays to Saturdays. Sunday and public holiday activities shall be restricted to internal office work/administrative tasks only and shall not include deliveries to or dispatches from the site.

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.

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.



Enquiries & Viewings



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