



**SUITE 5, FIRST FLOOR, HAVILAND HOUSE, FERNDOWN
INDUSTRIAL ESTATE, WIMBORNE, BH21 7PE**

OFFICE TO LET

1,278 SQ FT (118.73 SQ M)



Summary

Modern office suite with 5 car parking spaces

Available Size	1,278 sq ft
Rent	£19,500 per annum
Rateable Value	£12,250 There is an additional RV of £250 per parking space.
Service Charge	£3,800 per annum
VAT	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	A (23)

- Modern open plan office suite
- 119 sq m // 1,278 sq ft
- Occupation available within 48 hours
- Dedicated cloakroom and kitchenette facilities
- 5 allocated car parking spaces
- Air conditioning
- Direct estate access to the A31
- Dedicated Male and female WCs



Location



**Suite 5, First Floor, Haviland
House Ferndown Industrial
Estate, Cobham Road,
Wimborne, BH21 7PE**

Ferndown Industrial Estate is one of Dorset's premier estates with direct access onto the A31.

This estate is located approximately 10 miles north of Bournemouth, 6 miles west of Bournemouth Airport and 7 miles south-west of Ringwood.

With direct access onto the A31 dual carriageway, the estate benefits from excellent communications to the principal populated centres of Bournemouth, Poole, Wimborne and Ringwood.

The A31 connects with the M27 which provides links to London and beyond.





Further Details

Description

Haviland House is a multi-let, three storey purpose built office block with micro rib clad elevations and UPVC double glazed windows. The accommodation is accessed via a communal entrance on the ground floor which provides access to the upper floors. Suite 5 is situated on the first floor and has the following specification:

- Suspended ceilings
- Carpets
- Air conditioning
- Kitchenette and cloakroom facilities
- Access control system
- LED lighting

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Suite - Suite 5 First Floor	1,278	118.73	Available
Total	1,278	118.73	

Viewings

Strictly prior appointment through the agents, Vail Williams, through whom all negotiations must be conducted.

Lease

The suite is available to let by way of new full repairing and insuring leases for negotiable terms, incorporating upward only open market rent reviews. Occupation can be granted within 48 hours (subject to terms).

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 purchaser or 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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