

TO LET

Industrial/Warehouse Unit
1876 sq ft (174.28 sq m)

- Clear Span Workshop/Warehouse Space
- Roller Shutter Loading Door
- Flexible Use Available

Victory Close, Three Legged Cross

Unit 7A, Victory Close, Woolsbridge Industrial Estate, Old Barn Farm Road, Three Legged Cross, Wimborne, BH21 6SX



LOCATION

Woolsbridge Industrial Estate is an established mixed use industrial estate, located approximately 2.5 miles to the west of the A31 dual carriageway, via Ringwood Road. The A31 gives fast access to Ringwood, approximately 1.5 miles, Southampton M27 (Junction 3), 17 miles, Bournemouth, Castle Lane Junction, 17 miles.

Victory Close is situated towards the entrance to the Woolsbridge Industrial Estate, forming part of a close of similar modern business units.

DESCRIPTION

The property comprises an end of terrace industrial/warehouse unit of steel frame construction, with insulated profile steel cladding to walls and roof and brick and block elevations. The unit is serviced by an up and over shutter door, has fitted WC, minimum eaves height 13 ft 8".

PLANNING

The property has planning consent for use within Class B1 (light industrial), B2 (general industrial), B8 (storage and distribution), A3 (café), A5 (takeaway), application ref: 3/19/2273. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Dorset Council, Allenview House, Hanham Road, Wimborne, BH21 1AJ. Tel: 01202 228945.

Money Laundering Regulations Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

ACCOMMODATION

Ground Floor	1458 sq ft	(135.45 sq m)
Mezzanine	318 sq ft	(29.54 sq m)
Total	1876 sq ft	(174.28 sq m)

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Centre.

RENT

£19,000 per annum exclusive.

VAT

VAT is payable on the rent.

BUSINESS RATES

Rateable Value: £17,750.*

Rates payable for year ending 31/03/27: £7,668.

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

SERVICES

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

ENERGY PERFORMANCE

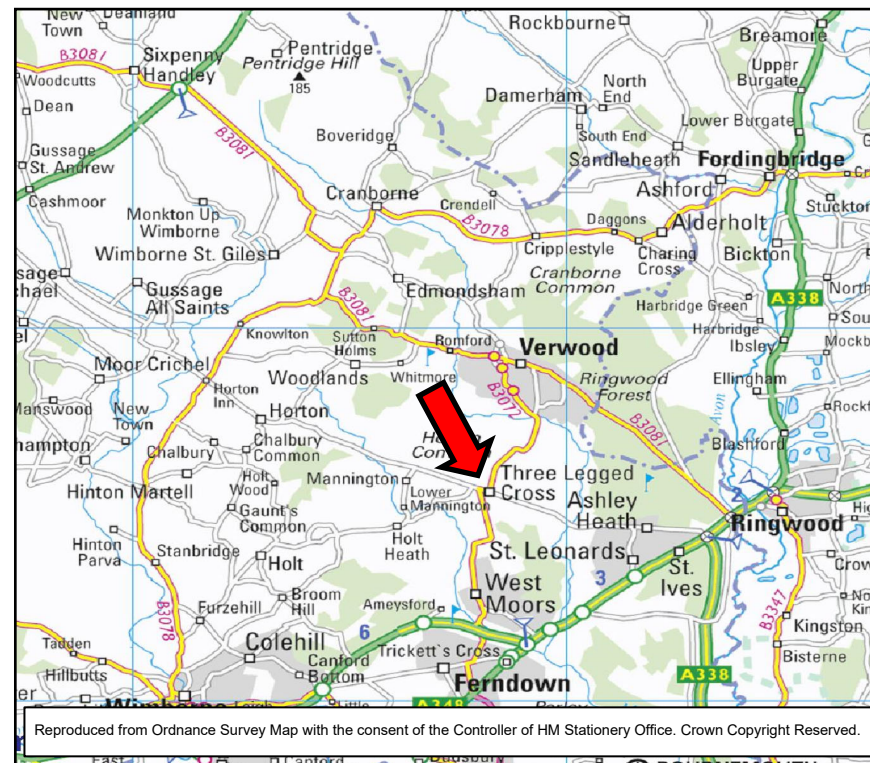
The property has an EPC rating of C57.

VIEWING

Strictly by appointment only.

Ref: DS/JW/18734

Code for Leasing Business Premises As a RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, www.rics.org.



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