

## TO LET

### MODERN OFFICE SUITES WITH CAR PARKING

Cobham House  
27 Cobham Road  
Ferndown Industrial Estate  
Wimborne  
BH21 7PE

391 sq ft / 497 sq ft

**Suite 8 £10,500 plus VAT pax**  
**Suite 11 £ 9,000 plus VAT pax**



Reference: SJT/2737CH

## LOCATION

The property is prominently situated fronting Cobham Road, the arterial road running through the Ferndown Industrial Estate with direct access onto the A31.

The A31 provides dual carriageway access to the M27/ motorway network beyond and A338 in the east and single carriageway access to Wimborne and the A35 in the west.

## DESCRIPTION

Cobham House is a detached 3 storey office building with recently clad elevations and double glazed windows providing modern open plan office suites. Features include:

- \* Suspended ceilings with integral lighting
- \* Carpeting
- \* Heating / cooling cassettes
- \* Teapoint and WC with each suite
- \* Door entry system
- \* Electric sub meter

## TENURE

The suites are available to let on effectively new full repairing and insuring leases incorporating upward only open market rent reviews. Occupation can be granted within 48 hours (subject to terms).

The rents quoted are exclusive of business rates, VAT, service charge, insurance premiums and all other outgoing.

## ACCOMMODATION

### Suite 8 – 497 sq ft, First Floor

Rent - **£10,500** per annum exclusive of VAT and all outgoing

Service charge – £1,320 + VAT per annum

Parking - 2 allocated car parking space

Rateable value – tbc

### ~~Suite 9 – 257 sq ft, Second Floor~~ **LET**

Rent - **£6,000** per annum exclusive of VAT and all outgoing

Service charge – £540 + VAT per annum

Parking - 1 allocated car parking space

Rateable value – £2,225 (from 1 April 23 to present)

### Suite 11 – 391 sq ft, Second Floor

Rent - **£9,000** per annum exclusive of VAT and all outgoing

Service charge – £880 + VAT per annum

Parking - 2 allocated car parking space

Rateable value – £3,150 (from 1 April 23 to present)

### ~~Suite 12 – 514 sq ft, Second Floor~~ **LET**

Rent - **£10,500** per annum exclusive of VAT and all outgoing

Service charge – £1,060 + VAT per annum

Parking - 2 allocated car parking spaces

Rateable value – £4,100 (from 1 April 23 to present)



## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

Suite 8 - Band C (58)      Suite 9 - Band B (47)  
Suite 11 - Band B (40)      Suite 12 - Band B (34)

The full EPC and recommendations report are available on request.

## ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the agents:-



Steven Tomkins  
[stevet@nettsawyer.co.uk](mailto:stevet@nettsawyer.co.uk)  
01202 550246

## CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)



Suite 9



Suite 12



Suite 11



Suite 12



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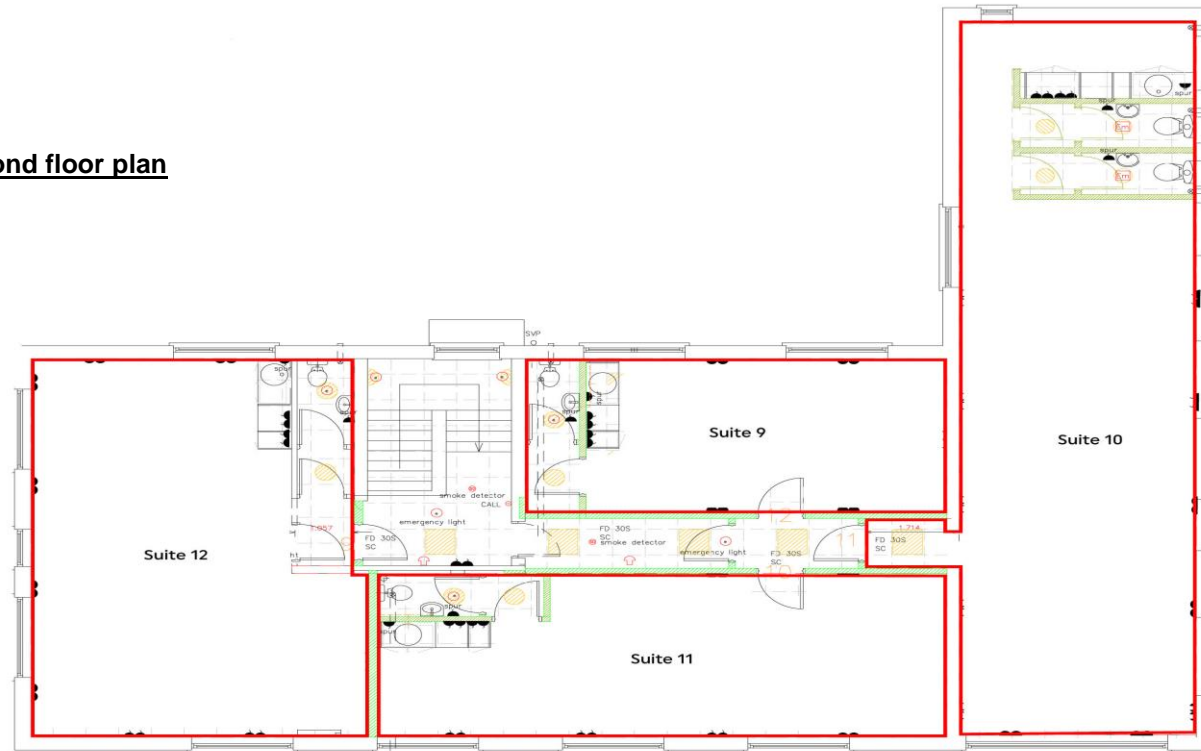
**First floor plan**



*Plans not to scale  
For illustration purposes only*

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**Second floor plan**



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