

# TO LET

(To be refurbished)

## END OF TERRACE INDUSTRIAL PREMISES

Unit 89  
Condor Close  
Woolsbridge Industrial Estate  
Three Legged Cross  
Wimborne  
BH21 6SU

4,950 sq ft (460 m<sup>2</sup>)  
Approx gross internal area

**£47,500 plus VAT per annum exclusive**



Reference: 10157/SJT

## LOCATION

The premises are situated at the entrance to Condor Close which is accessed from Old Barn Farm Road. The Estate is located approximately 3 miles north of the junction of the A31/A338 providing access to the national motorway network via the A31/M27 east/west dual carriageway and the Bournemouth/Poole conurbation

## DESCRIPTION

The property comprises an end terrace industrial unit of brick/block lower elevations with profiled cladding to upper elevations and a steel portal frame supporting a pitched roof incorporating translucent daylight panels.

The property is to be refurbished to include:-

- ❖ Personnel door to entrance lobby
- ❖ Ground floor office / reception with teapoint
- ❖ First floor open plan office
- ❖ Ground and first floor windows to front and side elevations
- ❖ Teapoint (factory / warehouse)
- ❖ WC facilities
- ❖ Sectional up and over loading door measuring approx. 3.8m wide x 4.7m high
- ❖ Internal eaves height circa 5.5m
- ❖ Concrete loading apron and allocated parking upon a tarmacadam forecourt

## ACCOMMODATION

Ground floor inc office/wcs	4,592 sq ft	427 m <sup>2</sup>
First floor office	<u>358 sq ft</u>	<u>33 m<sup>2</sup></u>
TOTAL	4,950 sq ft	460 m <sup>2</sup>

All measured on a gross internal basis

## PLANNING

In accordance with our normal practice we advise all interested parties to make their own enquiries through the Planning Department of Dorset Council (East Dorset tel: 01202 795031) in connection with their own proposed use of the property.

## SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

## TENURE

The premises are available to let on a new full repairing and insuring lease for a term to be agreed incorporating upward only open market rent reviews.

## RENT

**£47,500** plus VAT per annum exclusive.

The annual rental is exclusive of business rates, VAT, service charge, insurance premiums and all other outgoings.

## BUSINESS RATES (source: [www.voa.gov.uk](http://www.voa.gov.uk))

Rateable Value: £40,750 (from 1 April 2023)

## LEGAL COSTS

As is customary, the ingoing tenant will be responsible for our client's reasonable legal costs incurred in the preparation and completion of the legal documentation.

## SERVICE CHARGE

The premises are subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. We are advised the service charge for Unit 89 Condor Close is £120 plus VAT per quarter.

## ENERGY PERFORMANCE CERTIFICATE

Assessment – Band D (94).

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.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint sole agents:-



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



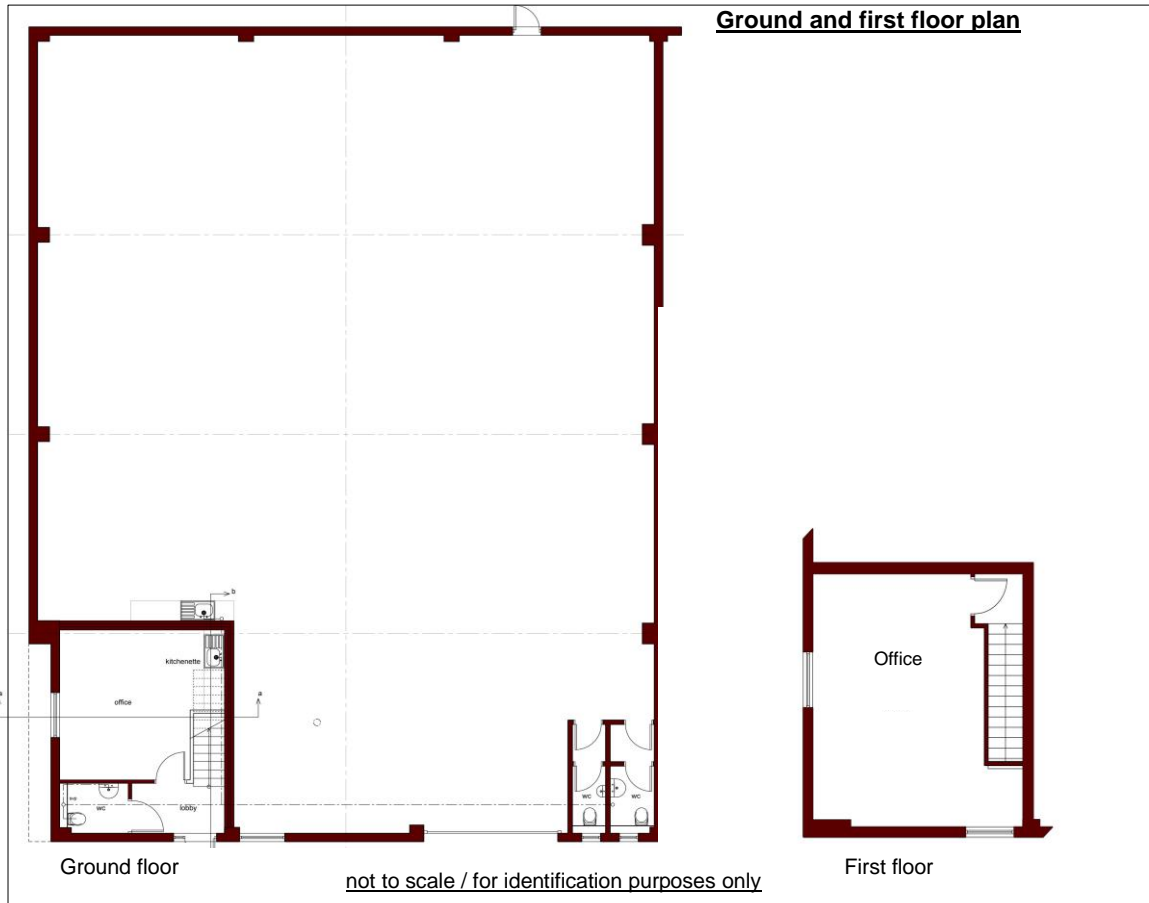
James Edwards  
[james.edwards@goadsby.com](mailto:james.edwards@goadsby.com)  
01202 550000

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## 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](#)



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