

UNITS 45-54  
**AXIS 31**  
PHASE 6

Woolstridge Industrial Park, Oak Field Road, Wimborne, Dorset, BH21 6FE

**TO LET**  
NEW INDUSTRIAL/WAREHOUSE/RETAIL UNITS  
**755 - 1,184 SQ FT**  
UNDER CONSTRUCTION - AVAILABLE OCTOBER 2024



Axis 31 is the second phase of the established Woolsbridge Industrial Park at Three Legged Cross and extends to approximately 26 acres



### ▲ Location

Axis 31 is located approximately 2.5 miles north-west of the A31 and is accessed from the Ringwood Road. The A31 provides dual carriageway connections to the M27 and M3 to the north east and to the A35 to the west.



## ▲ Specification

Each unit will have the following high specification:

- Brick outer, blockwork inner wall construction with composite panel cladding to upper elevations
- Steel clad insulated roof incorporating daylight panels
- Steel portal frame
- Feature double glazed windows at ground and first floor
- Internal eaves height approx. 7.25m
- Power floated concrete floor: 25 kn/sq m loading
- LED light
- Electric loading door approx. 3.15m wide
- 3 phase electricity
- Fibre to the premises (FTTP)
- Unisex disabled WC
- Personnel door
- Allocated car-parking
- Teapoint
- Fire alarm

## ▲ Yards

Unit 45 will have a fenced gated yard with a brick paviour surface and a height restriction will apply.

## ▲ Permitted Use

The landlord will allow light industrial, warehouse and retail uses. We would urge all interested parties to make further enquiries through the planning department in connection with their own proposed use of the premises:

Dorset Council: 01305 251000

## ▲ Service Charge

There is a service charge in respect of the upkeep, management and maintenance of common parts within the estate. The initial annual prices are provided in the availability schedule.

## ▲ Lease

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.

## ▲ Rental

The rentals quoted are exclusive of VAT, business rates, service charge, insurance premium and utilities payable quarterly in advance by standing order.

## ▲ EPC Ratings

To be assessed upon practical completion.

## ▲ Rateable Value

The premises will be assessed following practical completion.

## ▲ 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.

## ▲ Legal Costs

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





## ▲ Availability Schedule

Unit	Size Sq Ft	Rent per annum exclusive	Availability	Service Charge per annum	Parking	Description	Targeted EPC Rating
45	976	Under Offer	October 2024	£500	4	End terrace - Includes 1,900 sq ft yard	A
46	755	£13,000	October 2024	£400	2	Mid terrace	A
47	1003	£15,500	October 2024	£520	3	Mid terrace	A
48	1003	£15,500	October 2024	£520	3	Mid terrace	A
49	1003	£15,500	October 2024	£520	3	Mid terrace	A
50	992	£15,400	October 2024	£520	3	Mid terrace	A
51	992	£15,400	October 2024	£520	3	End terrace	A
52	1184	£18,000	December 2024	£600	3	End terrace	A
53	1184	£18,000	December 2024	£600	3	Mid terrace	A
54	964	£15,000	December 2024	£500	3	End terrace	A

Approximate Gross Internal Areas scaled off plan.

# Phase 6



Not to scale - illustration only

## ▲ Viewings & Further Information

Strictly by prior appointment through the joint sole agents, through whom all negotiations must be conducted.



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The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

**REFERENCES**

Once a letting has been agreed, the landlord will need to approve the proposed tenant's references as part of the letting process. Goadsby will therefore make a non-refundable reference charge of £50 (including VAT) to be paid by cheque. This does not form part of a contract or constitute a deposit in respect of any transaction. Appropriate references will be required from a bank, solicitor, accountant and two trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord.