

TO LET

WORKSHOP / STORAGE PREMISES

Unit 12
Crane Way
Woolsbridge Industrial Estate
Three Legged Cross
Wimborne BH21 6FA

830 sq ft (77 m²)
Approx gross internal area

£10,375 plus VAT per annum exclusive



Reference: 10197/SJT

LOCATION

The property is situated on the Woolsbridge Industrial Estate approximately 3 miles from the junction of the A31 / A338 providing access to be Bournemouth / Poole conurbation and the national motorway via the M27 / M3.

DESCRIPTION

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

Features include:-

- * Personnel entrance door
- * Reception / office
- * WC facility
- * Roller shutter loading door measuring approx 3m wide x 3.5m high
- * Timber boarded mezzanine floor extending to approx 140 sq ft (we have no confirmation that the mezzanine floor has any necessary statutory consents)
- * Loading and parking

TENURE

The property is available to let on a new full repairing and insuring lease for a term to be agreed incorporating 3 yearly upward only open market rent reviews.

RENT

£10,375 plus VAT per annum exclusive.

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

SERVICES

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

BUSINESS RATES (source: www.voa.gov.uk)

Rateable Value: £7,100 (April 2023 to present)

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band D (76).

The full EPC and recommendations report are available on request.

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: 01305 251000 in connection with their own proposed use of the property.

SERVICE CHARGE

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

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 sole agents:-



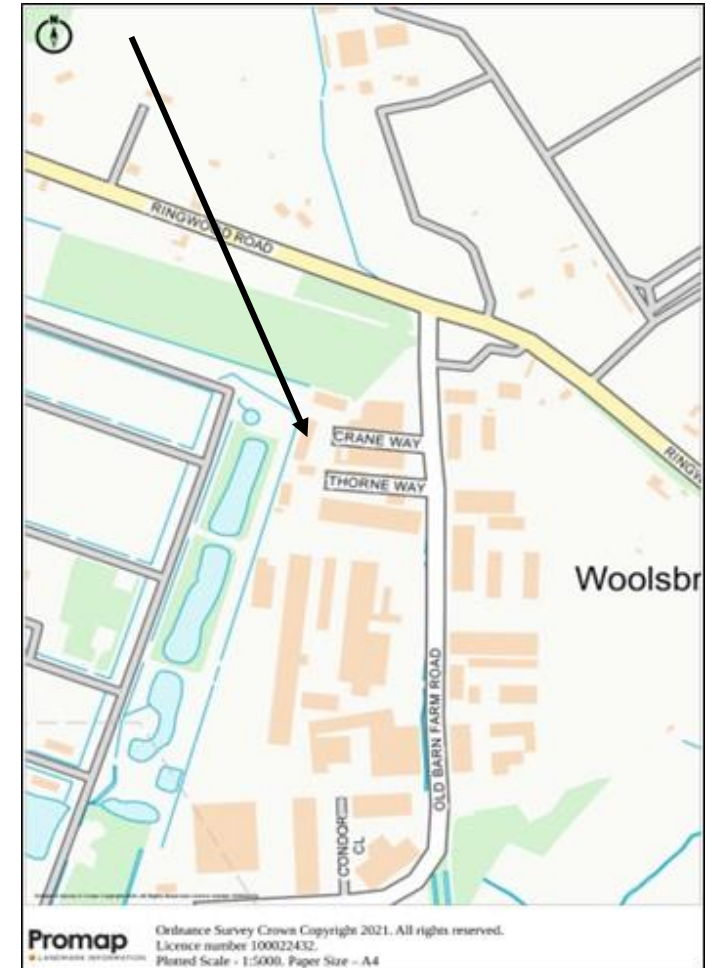
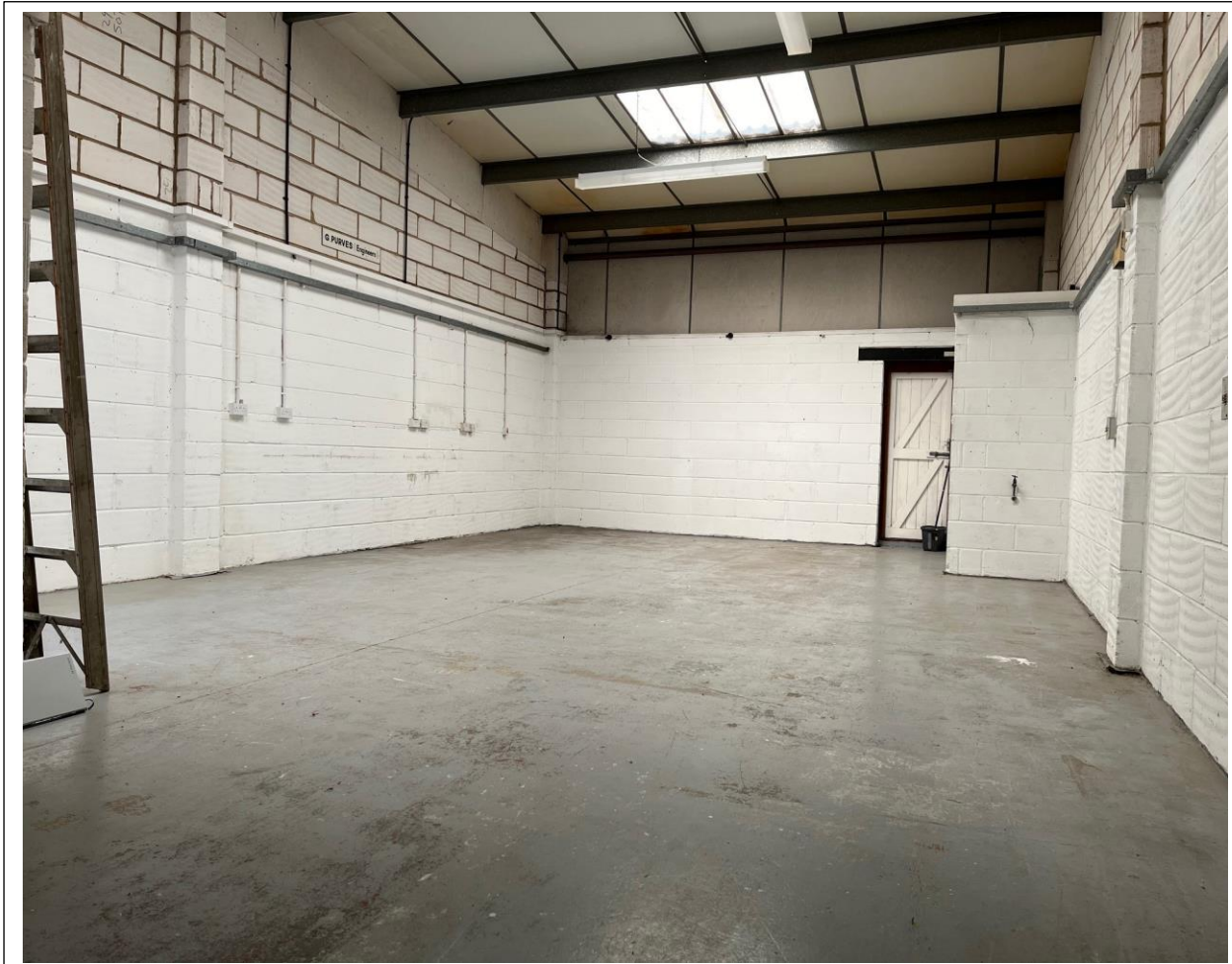
Steven Tomkins
stevet@nettsawyer.co.uk
01202 550246

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](#)

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.



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