

TO LET
DETACHED
INDUSTRIAL/WAREHOUSE PREMISES
35,040 SQ FT // 3,255 SQ M

ALLIED BAKERIES
BOURNEMOUTH



We Road
NO PHONES

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COBHAM ROAD

FERNDOWN INDUSTRIAL ESTATE, WIMBORNE, DORSET BH21 7SB

SUMMARY

- 2.035 ACRE SITE
- 6 DOCK LEVELLER DOORS AND LOADING BAY
- ROLLER SHUTTER DOOR
- ESTATE ACCESS TO A31



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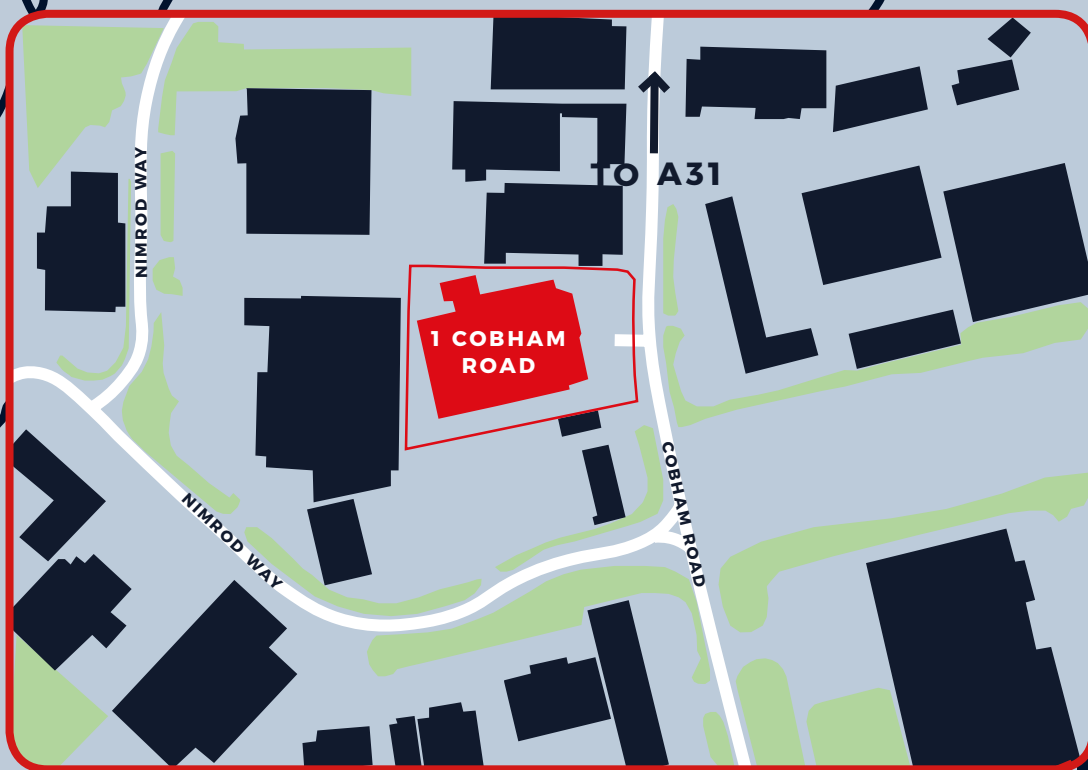
COBHAM ROAD

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Location

The premises are located on Cobham Road which is the main spine road to the established Ferndown Industrial Estate which has direct access to the A31 dual carriageway. The A31 connects with the M27/M3 motorway networks.

Description

These detached premises are of steel cladding construction with a steel clad roof supported upon a steel frame. The internal eaves heights are approximately 6.35/6.5m, the floor is concrete and there is a single storey office/administration section of brick construction with a flat roof.

The factory/warehouse has 6 No. electrically operated dock leveller doors, each measuring approximately 2.5m wide x 3m high and there is a ground floor electrically operated roller shutter measuring approximately 5.95m wide x 3.95m high. There are low bay lights, 2 No. Benson warm air heaters, windows at eaves level within the front elevation, the height to the underside of the steel frames is approximately 5.2m and 3 phase electricity, gas and telecom are connected.

There is a covered loading bay incorporating the dock leveller doors and which has a steel clad roof, lighting and a concrete floor. To the side of the loading bay is a single storey stores area with a flat steel clad roof and an artex ceiling to part.

The offices/administration area has a reception with vinyl flooring, central heating, security and fire alarms, double glazed personnel door access, fluorescent strip lighting and a range of offices/rooms with both carpet and vinyl flooring. There are male and female WCs, a locker room and security bars to the windows.

Externally, the site has fencing, lockable gates from Cobham Road and a car-park/yard with a mix of tarmac, concrete and gravel surfaces. There is a steel clad canopy over the main roller shutter door measuring approximately 10m wide x 11m deep.



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Summary of Accommodation	Sq m	Sq ft
Ground floor warehouse	2,780	29,922
Ground floor stores	101	1,092
Ground floor offices	374	4,026

Total gross internal area approx. 3,255 35,040

Loading Bay	102	1,096
Canopy	110	1,184

Lease

The premises are secured by way of a 5 year full repairing and insuring lease expiring on 30th September 2023.

The premises are available to let by way of a new full repairing and insuring sub-lease.

Rental

On application.

Rateable Value

£135,000 (from 1.4.17).

EPC Rating

D - 82

Service Charge

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

Legal Costs

As is customary, the ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred in the preparation and granting of the sub-lease.

VAT

Unless otherwise stated, terms are strictly exclusive of Value Added Tax and interested parties should satisfy themselves as to the incidence of this tax in the subject case.

Viewing

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



Jonathan Manhire

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Important

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.

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.



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