

FOR SALE

Warehouse/Industrial Freehold Building

21-23 TELFORD ROAD, FERNDOWN INDUSTRIAL ESTATE, WIMBORNE, BH21 7QS

KEY FEATURES

- Three-Phase Electricity Supply
- 9 Car Parking Spaces
- Two Roller Shutters
- Gross Internal Area – 4,848 Sq. Ft. (450.56 Sq. M.)
- Vacant Possession
- Offers invited in the region of £425,000 for the freehold interest



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21-23 TELFORD ROAD

LOCATION

The property is accessed via an estate road off Telford Road, which connects to Cobham Road, the main thoroughfare through Ferndown Industrial Estate. Located approximately six miles north of Bournemouth town centre, the estate serves the wider Bournemouth and Poole area, while also being conveniently close to Ferndown and Wimborne. The Ferndown Bypass runs directly north of the estate, providing easy access to the A31 dual carriageway and, ultimately, the national motorway network.

Ferndown Industrial Estate is an established, sought-after industrial location that is popular with both local and national occupiers.

DESCRIPTION

The property, which has historically been used as an MOT garage, comprises a mid-terraced industrial unit of brick construction with pitched steel framed roof. The front of the building is two storey with offices at first floor.

The buildings benefit from approximately 7 forecourt parking spaces, with a further 2 allocated parking spaces at the end of Telford Road on unbuilt land.

The building has two separate three-phase electric supplies, a gas supply with gas boiler (condition unknown) and 2 roller shutters measuring 3.17m wide by 2.76m high (one electric).

Within the main warehouse space, eaves height of 3.43m and ridge height of 5m. Minimum head height at front of unit is 2.67m.

TERMS

Offers Invited in the region of £425,000 for the freehold interest in the property with the benefit of vacant possession.

It is understood that VAT is applicable to this transaction.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground Floor Warehouse	4,085	380
First Floor Offices	763	70.95
Total Gross Internal Area Approx	4,848	450.56

Areas stated on a Gross Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

PLANNING

All parties are advised to make their own enquiries of the local authority for confirmation.

RATES

Rateable Value £30,250

Source: <https://www.gov.uk/find-business-rates>

Calculator: <https://www.gov.uk/calculate-your-business-rates>

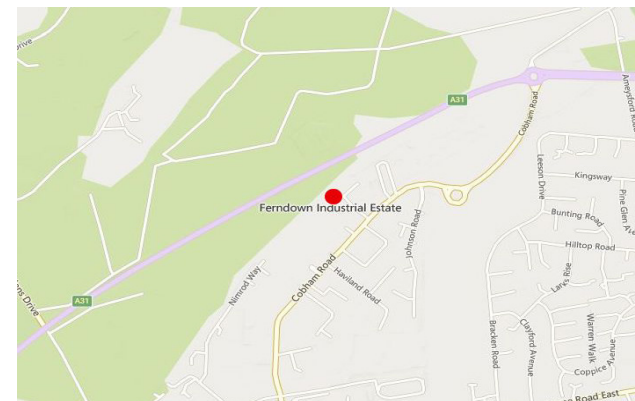
EPC Asset Rating G (163)

MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.

IMPORTANT NOTE

The marketing of these premises is being undertaken in order to mitigate the losses of the landlord and those of the tenant but strictly without prejudice to the rights of the landlord in respect of arrears of rent, current and future rents and other obligations of the tenant.



VIEWING & FURTHER INFORMATION: CALL 01202 887 555

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



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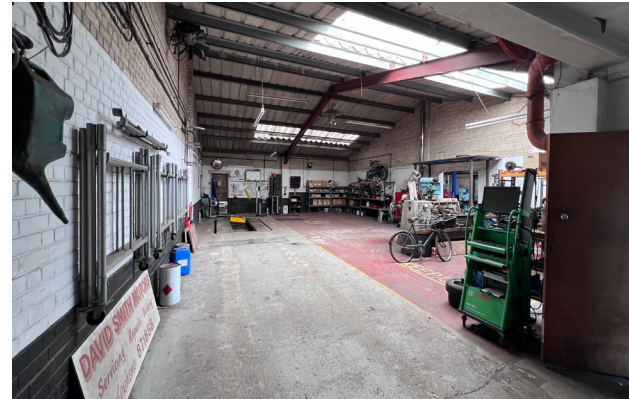


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