

Unit A6 Stirling Business Park, Nimrod Way, Ferndown Industrial Estate, Wimborne, Stirling Business Park, 6 Nimrod Way, Wimborne BH21 7SH, UK

Industrial

Unit A6 comprises a modern end-of-terrace factory/warehouse unit within a block of six forming part of a much larger development by the owners, Birchmere Limited. The unit is built to the following high specification.

Accommodation

The unit is rectangular in shape having a gross internal area of 154 M sq, (1,661 sq ft). An Entrance Lobby leads to a Separate WC and a small Office measuring approximately 2.36M X 3.04M behind which is the main workshop area.

Features

- Steel portal frame construction having an eaves height of 5.7M approx.
- Insulated steel sheet roofing with translucent daylight panels.
- Insulated steel sheet cladding and cavity brick walls.
- Reinforced concrete floor
- Small Office
- Personnel door and rear fire escape door.
- Colour-coded roller shutter loading door. (3.58M wide X 4.00M high approx.)
- 3 phase electricity
- 5 on site car parking spaces to front forecourt

Location

Nimrod Way lies to the southern end of the Ferndown Industrial Estate and is accessed from the traffic lights at the junction with the main thoroughfare, Cobham Road. Stirling Business Park is located at the far end of Nimrod Way. Ferndown Industrial Estate is situated approximately six miles to the north of Bournemouth and serves the Bournemouth and Poole conurbation as well as being in close proximity to the centres of Ferndown and Wimborne. The estate also has direct access to the main A31 dual carriageway, which runs to the north of the estate and ultimately connects with the M27/M3 motorway networks.

Area

1,661 ft² / 506 m² Measurements approximate

Rental

£18,950 per annum + VAT Payable quarterly in advance

Rating

The Valuation Office Agency states that the property has a rateable value of £17,000. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually. Rates payable may also be subject to transitional or small business rates relief and interested parties are therefore encouraged to contact the Local Rating Authority directly.

76 energy rating Energy rating band



Terms

Minimum 3 year Full Repairing and Insuring Lease incorporating 3 yearly upwards only rent reviews is offered.

Legal Costs

The ingoing tenant to be responsible for the landlords reasonable legal costs incurred in the preparation of a new Lease.





(01202) 745442

STRICTLY SUBJECT TO CONTRACT • ALL MEASUREMENTS APPROXIMATE

These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or contract.