

## TO LET

### MODERN INDUSTRIAL / WAREHOUSE PREMISES

Units 9 & 10  
Drewitt Industrial Estate  
865 Ringwood Road  
Bournemouth  
BH11 8LL

4,982 sq ft (463 sq m)  
+ boarded mezzanine floor 1,232 sq ft (114 sq m)  
Approx gross internal area

**Rent £42,500 + VAT pax**



Reference: 10300/SJT

## LOCATION

The premises are situated on the Drewitt Industrial Estate which is accessed from Ringwood Road (A348) in Wallisdown, Bournemouth. The entrance to the Industrial Estate is adjacent to Drewitt House via a service road directly from Ringwood Road. The Industrial Estate is adjacent to Turbary Retail Park approximately 5 miles from Bournemouth and Poole Town Centres.

## DESCRIPTION

The property comprises a detached industrial unit constructed of brick elevations with a steel portal frame supporting a pitched roof incorporating daylight panels.

The property benefits from the following features:-

- ❖ Personnel entrance door
- ❖ Partitioned office
- ❖ WC facilities
- ❖ 2 electric roller shutter loading doors approx. 3.35m wide x 4 m high.
- ❖ Heating and lighting (not tested)
- ❖ Windows to front elevation
- ❖ Internal eaves height approx 4.7m
- ❖ A boarded mezzanine floor extending to approx. 1,232 sq ft (114 sq m). (We have no confirmation that the mezzanine floor has any relevant statutory consents).
- ❖ Allocated car parking spaces

## SERVICES

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



## PLANNING

In accordance with our normal practice we advise all interested parties to make their own enquiries through the Planning Department of BCP Council (Bournemouth) 01202 123 321 in connection with their own proposed use of the property.

## ACCOMMODATION

Ground floor industrial/warehouse office & WCs 4,982 sq ft 463 sq m  
Plus mezzanine 1,232 sq ft 114 sq m  
Measured on a gross internal basis

## TENURE

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

## RENT

**£42,500** plus VAT per annum exclusive

The rent quoted is exclusive of business rates, VAT, service charge, insurance premium and all other outgoings.

## LEGAL COSTS

Each party to pay their own legal costs provided the standard lease for the industrial estate is accepted.

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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## BUSINESS RATES (source: [www.voa.gov.uk](http://www.voa.gov.uk))

Rateable Value: £38,000 (1 April 2023 - present)

## SERVICE CHARGE

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts etc.

We are advised there is an annual road charge payable in respect of the property which is currently £4,014.92 plus VAT per annum.

## ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C (72)

The full EPC and recommendations report are available on request.

## 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:-

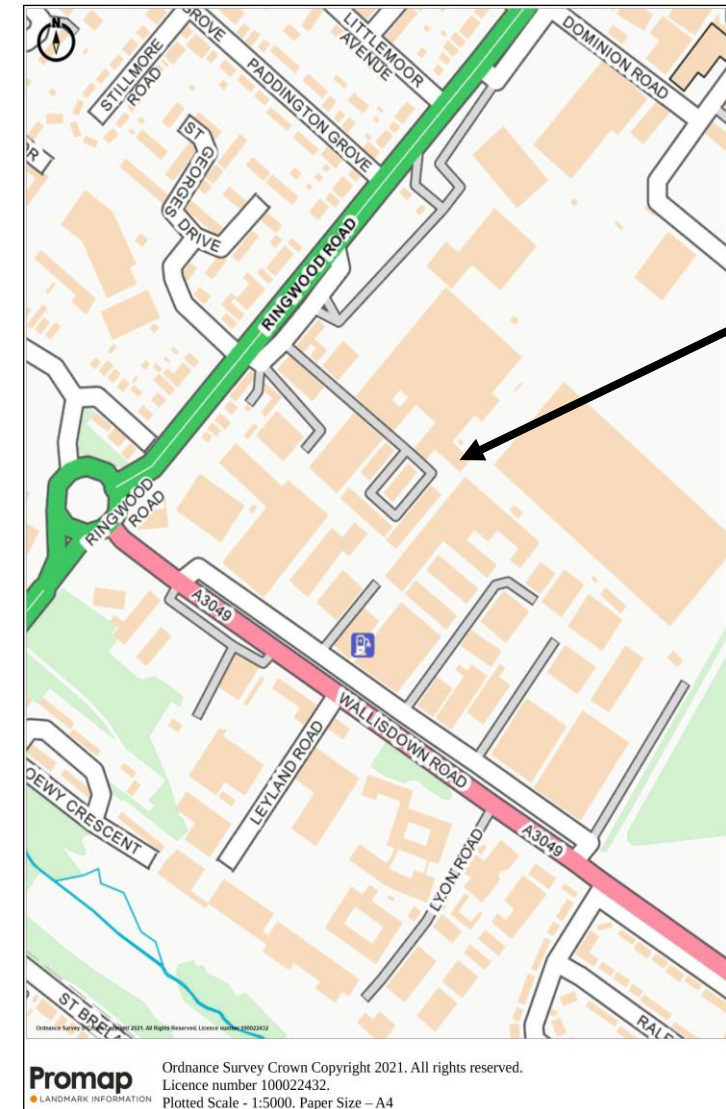


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## CODE FOR LEASING BUSINESS PREMISES

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](#)



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