

TO LET

Storage Unit/Workshop

Unit 6E, Uddens Trading Estate, Wimborne, Dorset, BH21 7LQ

Key Features

- Total GIA 1,098 Sq Ft (102 Sq M)
- Close Proximity to Wimborne/Ferndown/A31
- 3 phase electricity
- Roller shutter door – 14'9" (4.50 m) wide and 12'0" (3.65m) high
- 2 Allocated Parking Spaces
- Available on a new lease at a rental of £14,400 per annum, exclusive
- Available Now



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Minster Chambers, 43 High Street, Wimborne, Dorset, BH21 1HR

Location

The property is situated on the Uddens Trading Estate a small estate which is conveniently situated within 1 mile of the junction with the A31 which provides access to the major road network serving Poole and Bournemouth and also to the M27 motorway network.

The estate is situated approximately midway between Wimborne and Ferndown which are popular residential and commercial centres.

Description

The premises form part of a larger block of factory/warehouse units and features double skin plastic coated, profiled and insulated elevations and pitched roof incorporating 8 double skin translucent daylighting panels.

The property also features 3 phase electricity, a roller shutter door 14'9" (4.50 m) wide and 12'0" (3.65m) high, a WC and kitchenette facility together with 2 parking spaces.



What3words: **remarried.switch.sheds**

Planning

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

Accommodation

Floor Areas	Ft/Sq Ft	M/Sq M
Internal Width	24'0"	7.31
Internal Depth	46'8"	14.22
Total Gross Internal Area	1,098 Sq Ft	102 Sq M

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

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Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £14,400 per annum exclusive of rates VAT (if applicable) and all other outgoings. Please note VAT is payable on the rents.

NOTE – Only clean trades will be considered

Service Charge / Insurance

The occupier will be liable for a service charge in respect of the upkeep of the estate and common parts. The tenants are to reimburse the landlord a due proportion of the landlord's costs of maintaining buildings insurance cover over the building of which the premises form part. Please refer to the agent for further details

EPC

Asset Rating

D (88)

Rateable Value

Rating – £8,600

Source www.gov.uk/find-business-rates

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.

Photo for visual purposes only



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Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

Ben Simpkin | 07871 373 069 | bsimpkin@mavarealestate.co.uk

Clare Julyan | 01202 887 555 | cjulyan@mavarealestate.co.uk



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