

## TO LET

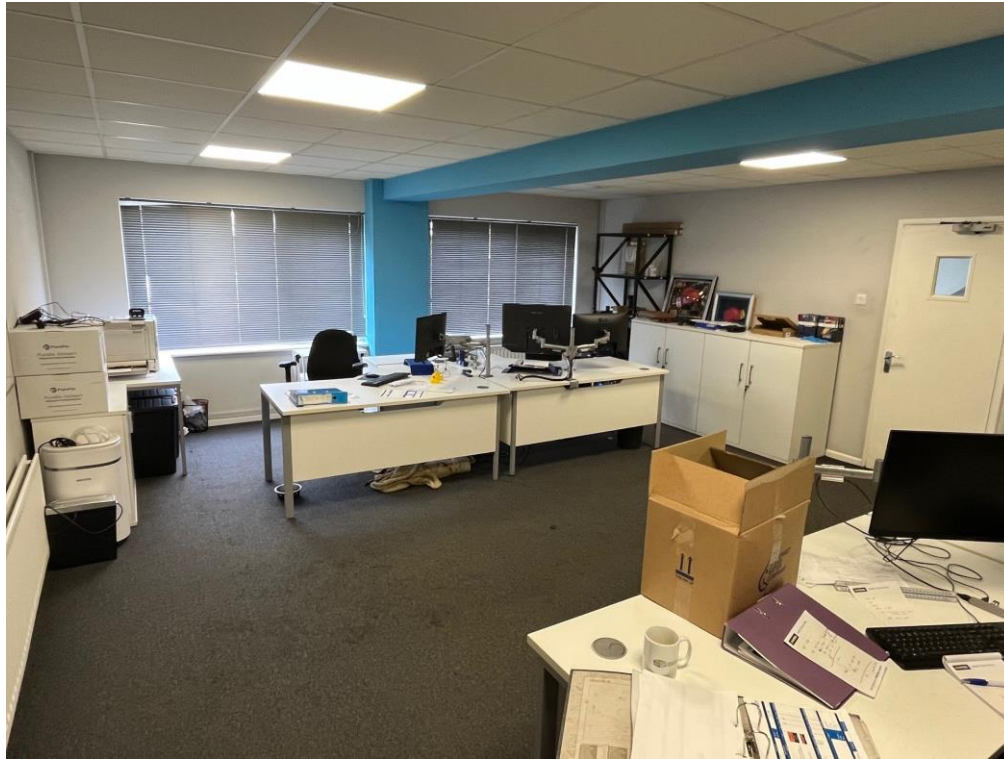
### INDUSTRIAL PREMISES WITH OFFICES

Unit 7  
Westminster Road  
Wareham  
BH20 4SP

9,548 sq ft (887 sq m)  
Approx. gross internal area

**£65,000 plus VAT per annum exclusive**





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.

## LOCATION

The premises are situated fronting and with direct access to Westminster Road, one of the main industrial areas situated on the north-western side of the town centre. Westminster Road connects to the A351 Wareham Road (via Bere Road) which provides access to both Wareham and the main A35 (east-west corridor). The Sandford Lane railway station is less than 1 mile distant.

## DESCRIPTION

The premises comprise a semi-detached industrial building with adjoining 2-storey office section at the front.

### Factory (Divided into 2 areas each with loading door)

- ❖ Brick/block elevations
- ❖ Sloping overclad roof incorporating daylight panels.
- ❖ Steel frame
- ❖ Internal eaves height 4.1m rising to 5.2m next to party wall
- ❖ 2 electric roller shutter loading doors in side elevation. 5.3m wide x 3.5m high and 3m wide x 3.5m high
- ❖ UPVC high level windows to side elevation
- ❖ LED lighting
- ❖ 3 phase electricity and gas
- ❖ WC

### Two-storey offices

- ❖ Flat roof
- ❖ UPVC windows ground and first floor levels
- ❖ WC's
- ❖ Teapoints
- ❖ Lighting, carpets and central heating (not tested)

### External

- ❖ Car parking on tarmac forecourt
- ❖ Gated area to the side and rear of the property

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## ACCOMMODATION

### Ground floor

Factory	7,727 sq ft	718 m <sup>2</sup>
Office, WCs teapoint	930 sqft	86 m <sup>2</sup>
	8,657 sq ft	804 m <sup>2</sup>

### First Floor

Office, WCs teapoint	891 sqft	83 m <sup>2</sup>
TOTAL:	9,548 sq ft	887 m <sup>2</sup>

Measured on a gross internal basis

## PLANNING

In accordance with our normal practice, we advise all interested parties to make their own enquiries through the Planning Department of Dorset Council (Purbeck) (Tel: 01929 556561) in connection with their own proposed use of the property.

## TENURE

The property is available to let on a new full repairing and insuring lease for a term to be agreed incorporating periodic upward only rent reviews.

## RENT

£65,000 plus VAT per annum exclusive.

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

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

First Floor - Rateable Value: £ 4,250 (From 1 April 2026)  
Workshop - Rateable value: £41,500 (From 1 April 2026)

## ENERGY PERFORMANCE CERTIFICATE

Assessment Band E (105)

The EPC and recommendations report are available on request.

## SERVICES

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

## SERVICE CHARGE

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

## 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.

## LEGAL COSTS

As is customary, the ingoing tenant will be responsible for the landlord's reasonable legal costs incurred in the preparation and completion of the legal documentation.

## 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.

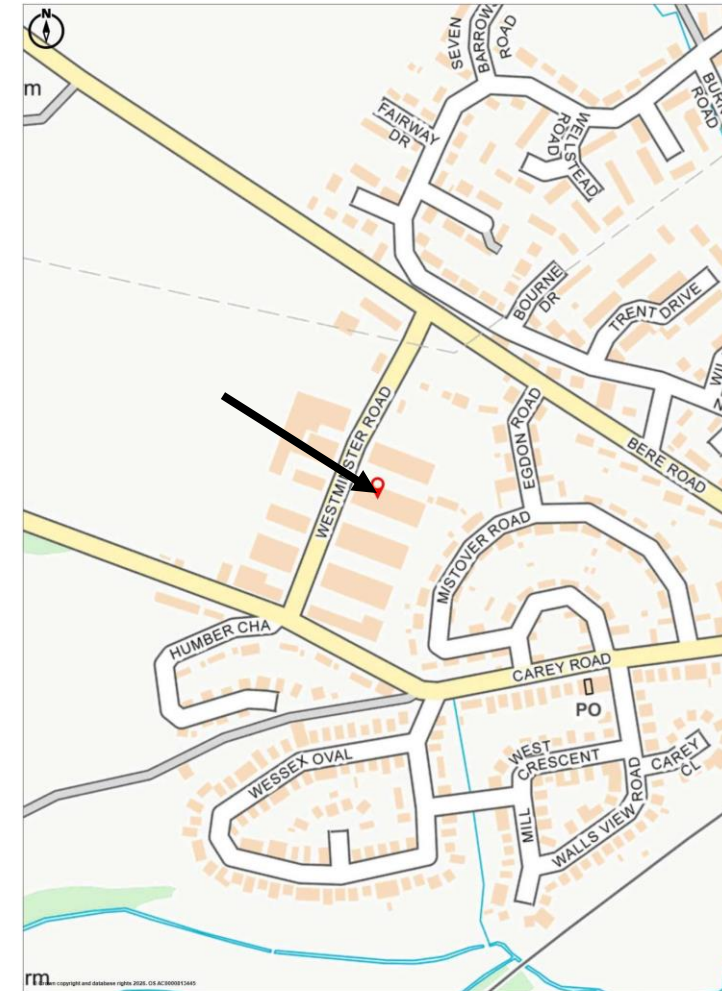
The Code can be viewed [HERE](#)

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-



Steven Tomkins  
[stevet@nettsawyer.co.uk](mailto:stevet@nettsawyer.co.uk)  
01202 550246



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