

TO LET

Well Presented Business Unit with
Parking

Unit 18, Riverside Park, Station Road, Wimborne, Dorset, BH21 1QU

Key Features

- Gross Internal Area - 3,159 Sq. Ft.
(293.54 Sq. M.)
- 15 Allocated Parking Spaces
- Mezzanine office space
- Three Phase Electric Supply
- Available by way of a lease assignment
at a passing rent of £25,000 per annum,
exclusive.

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



Location

Wimborne's Riverside Industrial Park is located on the edge of the Wimborne town, with good access to the A31 and six miles from Poole town centre. Wimborne is a highly sought after trading location due to its affluent nature, and supply of industrial space around the town is limited, therefore making this an excellent opportunity.

Description

The premises is a well presented semi-detached building with a profiled steel-clad roof covering which provides a front ground floor showroom together with rear workshop/warehouse space and mezzanine space above the front showroom.

The unit benefits from a three-phase electricity supply, a maximum floor to ceiling height of 4.67m, rear roller shutter measuring 3m wide x 3.23m high and approximately 15 parking spaces.



What3words: **ballparks.broad.times**

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor Front Office	647	60.11
Warehouse	1,441	133.90
Side Store	424	39.42
Mezzanine	647	60.11
Total Gross Internal Area	3,159	293.54

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

The premises are available by way of an assignment of an existing lease dated 24th December 2022 for a term of 10 years at a passing rent of £25,000 per annum, exclusive of service charge, buildings insurance and all other outgoings.

We are informed that the property is not elected for VAT.

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating D (76)

Rateable Value

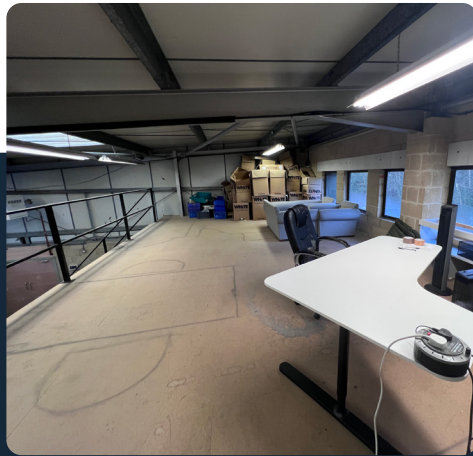
£29,000

Rating from April 2026

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.





Contact Us

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

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