

## 12, Westminster Road, Wareham, BH20 4SW

Light Industrial business unit with trade counter and parking available for sale near Wareham.

 5133.00 sq ft

- Workshop with office/retail to front
  - 3 phase power
  - Electric roller shutter doors
  - Vacant possession
- Newly refurbished
- Concrete loading bay and parking
- WC, shower and kitchenette

Guide Price **£510,000**

Freehold

## THE PROPERTY

The property comprises a refurbished semi-detached business unit incorporating two storey office/retail space to the front of the premises and a workshop arranged in 2 bays with a pitched roof to the rear. UPVC windows in the front elevations and the offices finished to a very high standard benefit from central heating W.C facilities and a kitchenette.

The internal eaves height in the factory is approx. 3.94m and the electric roller shutter door measures approx. 2.6m wide x 2.65m high. 3 phase power. Additional mezzanine store to the left hand bay.

Externally, there is a concrete forecourt providing loading and car parking. Each party to be responsible for their own legal costs incurred in the transaction. Available freehold. Vacant Possession.

### Measurements:

Ground 4,174sqft 387.78m<sup>2</sup>

First 959sqft 89,m<sup>2</sup> plus mezzanine store to the rear

Total 5,133 sqft

## LOCATION

The Westminster Road industrial estate is well located for access along the south coast and is in walking distance of the railway station as well as the town centre to the south,

Bere Regis is 3 miles to the west via the Bere Road. The property is located on Westminster Road off the Bere Road and is approximately 0.5 mile from the Wareham Roundabout which connects to the A351 and to Wareham town centre. The A351 provides road connections to the A35 at the Bakers Arms Roundabout and routes east towards Poole. The A31/A35 at Bere Regis provides routes west.

## DIRECTIONS

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## SERVICES

Mains water, drainage, electricity and gas are available.

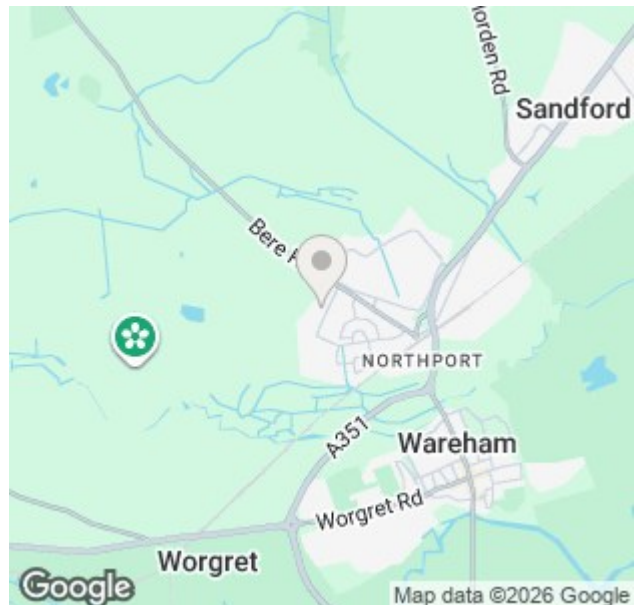
## LOCAL AUTHORITY

Dorset Council Tel: 01305 221000

Business Rates: RV £TBC

## ENERGY PERFORMANCE CERTIFICATE

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