

# FOR SALE/TO LET

## New build industrial/warehouse units

UNITS 12-17, COBHAM GATE, FERNDOWN INDUSTRIAL ESTATE, WIMBORNE, BH21 7PT

### KEY FEATURES

- 404 sq m - 1,188 sq m (4,350 sq ft - 12,790 sq ft)
- First Floor Mezzanine for Storage or Fitting out as Office
- Full Height Electric Loading Door
- 37.5kn per sq m Floor Loading
- Clear Internal Height 8m (units 15-17) and 6.5m (units 12-14)
- 15% Warehouse Roof Lights
- Units can be combined



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Call us on 01425 486914

[www.primmeroldsbas.co.uk](http://www.primmeroldsbas.co.uk)

# UNITS 12-17, COBHAM GATE

## DESCRIPTION

Cobham Gate, Ferndown, is a prime employment site situated on Ferndown Industrial Estate which has direct access to the A31 dual carriageway (Ferndown Bypass).

Construction of a 42,785 sq ft pre-let to DPD is underway and outline consent has been granted for 400,000 sq ft of warehouse, industrial and office uses.

## ACCOMMODATION

Unit	Sq Ft	Sq M	Price	Rent
12	4,350	404	£610,000	£40,000
13	4,690	435	£660,000	£42,500
14	4,480	416	£630,000	£41,000
15	12,790	1,188	£1,790,000	£115,000
16	6,160	572	£865,000	£55,500
17	6,290	585	£885,000	£57,000

Areas are measured on a gross internal basis and are taken from floor plans.

## VAT

All sale prices and rents will be subject to VAT at the appropriate rate.

## JOINT SOLE AGENTS



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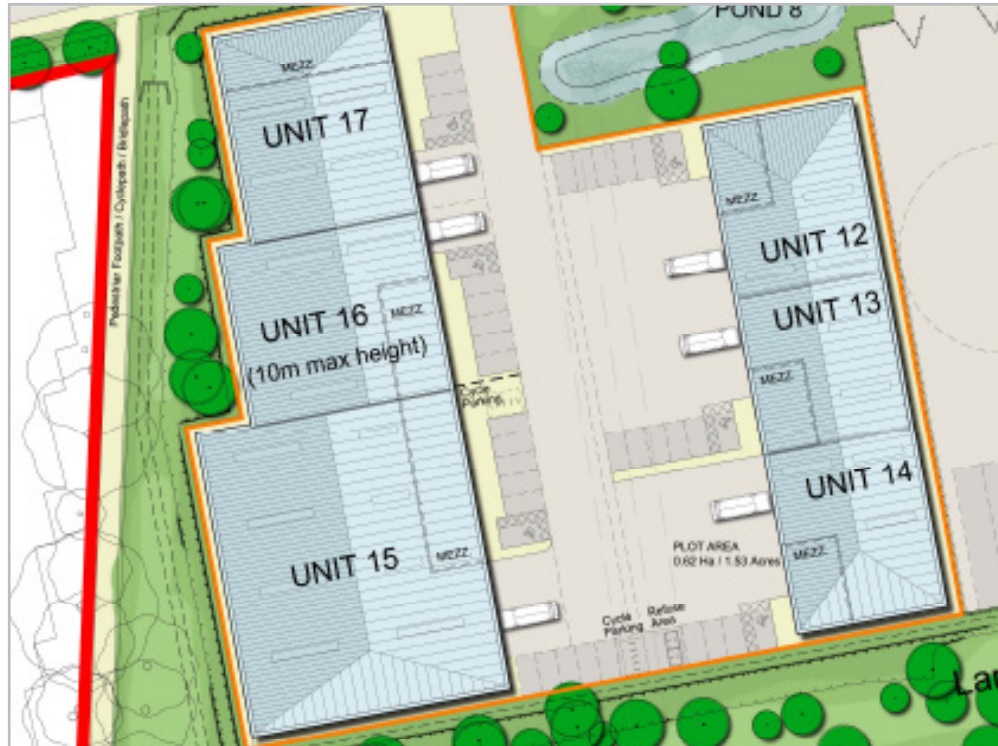


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Property Misdescriptions Act 1991 – Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S. has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT, in respect of any transaction.

# UNITS 12-17, COBHAM GATE



For identification purposes only. Not to scale and not to be relied upon.

**NOTES**

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