

**TO LET**

Modern Industrial / Warehouse Premises

**Unit 11, Westcroft  
Business Park, Oakdene  
Drive, Three Legged  
Cross, Wimborne, Dorset,  
BH21 6FQ**

**Key Features**

- Gross Internal Area 949 Sq. Ft. (88 Sq. M.)
- High Specification
- Ready For Occupation
- 3 Parking Spaces
- Internal Eaves Height approx. 5.7m
- Available on a New Lease at a Rental of £16,000 Per Annum, Exclusive



**GET IN TOUCH:** 01202 887 555 | [www.mavarealestate.co.uk](http://www.mavarealestate.co.uk)

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

## Location

Westcroft Business Park is situated approximately 3 miles north-west of the A31 on Ringwood Road. The A31 provides connections to the M27/M3 to the east and A35 to the west.

## Specification

The unit has been built in accordance with the following high specification:-

- Blockwork inner wall construction with insulated horizontal cladding to the external elevations
- Steel clad insulated roof incorporating daylight panels
- Steel portal frame construction
- Double height glazed panel on front elevation
- Internal eaves height approx 5.7m
- Power floated concrete floor
- Insulated electric loading door
- 3 phase electricity and telecom
- Unisex W.C
- Personnel door
- Superfast broadband available
- LED lighting
- Allocated car parking



What3words: **scrolled.early.caskets**

## Accommodation

| Floor Areas               | Sq Ft | Sq M |
|---------------------------|-------|------|
| Total Gross Internal Area | 949   | 88   |

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 £16,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Please note VAT is payable on the rents.

## Planning

Planning permission has been granted for B1(b), B1(c) and B8 use between the permitted working hours of 07:00 to 21:00 Monday to Saturday. Sunday and public holiday activities shall be restricted to internal office work/administrative tasks only and shall not include deliveries to or dispatches from the site.

## EPC

Asset Rating

B (30)

## Rateable Value

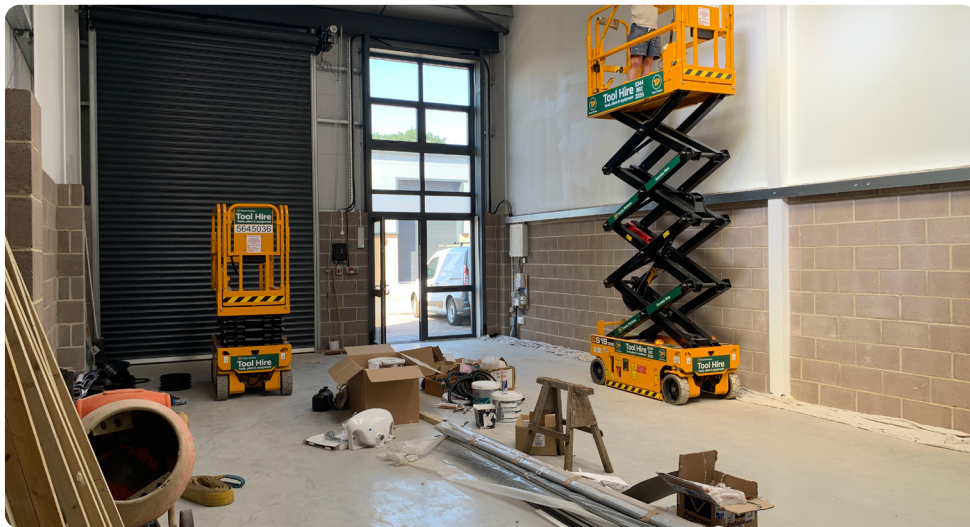
Rating £13,500

Source [www.gov.uk/find-business-rates](http://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.





## Viewings & Further Information

Strictly by prior appointment through the agents Mava Real Estate, through whom all negotiations must be conducted.

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