

AXIS 31

3 UNITS REMAINING

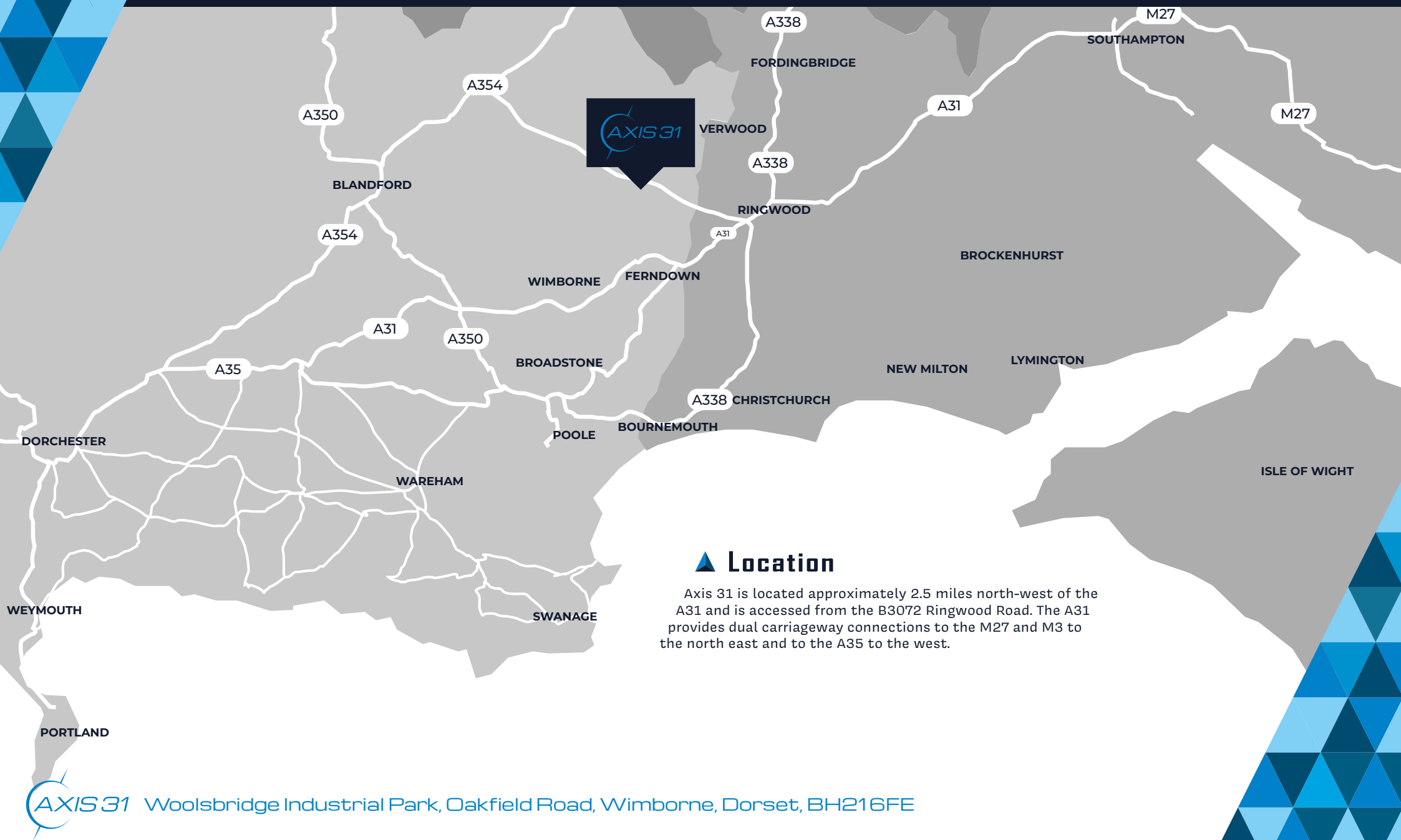
FOR SALE / TO LET
INDUSTRIAL/WAREHOUSE UNITS
969/1,851/2,238 SQ FT
CONSTRUCTION WELL ADVANCED

CGI - ILLUSTRATION ONLY



AXIS 31 Woolsbridge Industrial Park, Oakfield Road, Wimborne, Dorset, BH216FE

Axis 31 is the second phase of the established Woolsbridge Industrial Park at Three Legged Cross and extends to approximately 26 acres.



Location

Axis 31 is located approximately 2.5 miles north-west of the A31 and is accessed from the B3072 Ringwood Road. The A31 provides dual carriageway connections to the M27 and M3 to the north east and to the A35 to the west.

▲ Specification

Units 1-19 will be speculatively built to the following high specification:-

- Brick outer, blockwork inner wall construction with composite panel cladding to upper elevations
- Steel clad insulated roof incorporating daylight panels
- Steel portal frame
- Feature double glazed windows at ground and first floor
- Internal eaves height approximately 7m
- Power floated concrete floor
- LED lights
- Electric loading door
- 3 phase electricity and gas
- Fibre to the premises (FTTP)
- Unisex disabled WC
- Personnel door
- Allocated car-parking
- First floor offices (units 15, 16, 17, 18 & 19)
- Teapoint

▲ Lease

The premises are available to let by way of a new full repairing and insuring lease incorporating upward only, open market rent reviews every 3 years.

▲ Tenure

Each unit is held on a 999 year lease with an initial ground rent payable of £120 per annum.

Every 25 years this will increase by £60 up to a ceiling of £300.

▲ Rental

The rentals quoted are exclusive of VAT, business rates, service charge, insurance premium and utilities payable quarterly in advance by standing order.

▲ Service Charge

There is a service charge in respect of the upkeep, management and maintenance of common parts within the estate. The initial annual prices are provided in the availability schedule.



▲ Rateable Value

The premises will be assessed following practical completion.

▲ EPC Rating

To be assessed.

▲ Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

▲ Permitted Use

Detailed planning permission has been granted for B1 business, B2 general industrial (upon vendor/landlord consent) and B8 storage and distribution uses. We would urge all interested parties to make further enquiries through the planning department at Dorset Council – Tel: 01305 251000 in connection with their own proposed use of the premises.

▲ VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

▲ Availability Schedule

| Unit | Ground Floor Sq Ft* | 1st Floor Sq Ft* | Total Area Sq Ft* | Price (+VAT) | Rent (pax) | Service Charge (pa) | Parking |
|------|---------------------|------------------|-------------------|--------------|------------|---------------------|---------|
| 1 | 1,012 | 0 | 1,012 | UNDER OFFER | £14,000 | £520 | 3 |
| 2 | 969 | 0 | 969 | £180,000 | £13,000 | £500 | 3 |
| 3 | 969 | 0 | 969 | UNDER OFFER | £13,000 | £500 | 3 |
| 4 | 954 | 0 | 954 | UNDER OFFER | £14,000 | £480 | 3 |
| 5 | 954 | 0 | 954 | UNDER OFFER | £14,000 | £480 | 3 |
| 6 | 969 | 0 | 969 | SOLD | £13,000 | £500 | 3 |
| 7 | 969 | 0 | 969 | SOLD | £13,000 | £500 | 3 |
| 8 | 1,130 | 0 | 1,130 | UNDER OFFER | £14,000 | £580 | 4 |
| 9 | 1,071 | 0 | 1,071 | SOLD | £13,500 | £540 | 4 |
| 10 | 969 | 0 | 969 | UNDER OFFER | £13,000 | £500 | 3 |
| 11 | 969 | 0 | 969 | UNDER OFFER | £13,000 | £500 | 3 |
| 12 | 954 | 0 | 954 | SOLD | £13,500 | £480 | 3 |
| 13 | 1,173 | 0 | 1,173 | SOLD | £16,000 | £600 | 4 |
| 14 | 904 | 0 | 904 | SOLD | £13,000 | £460 | 3 |
| 15 | 1,119 | 1,119 | 2,238 | £375,000 | £29,500 | £1,060 | 7 |
| 16 | 920 | 431 | 1,351 | SOLD | £18,000 | £680 | 5 |
| 17 | 924 | 441 | 1,365 | UNDER OFFER | £18,000 | £700 | 5 |
| 18 | 1,238 | 614 | 1,851 | £325,000 | £24,000 | £940 | 6 |
| 19 | 920 | 441 | 1,362 | UNDER OFFER | £18,000 | £680 | 4 |

*Approximate Gross Internal Areas scaled off plan.

▲ Illustrative Site Plan



▲ Viewings & Further Information

Strictly by prior appointment through the joint sole agents, Goadsby, Lambert Smith Hampton and Primmer Olds BAS, through whom all negotiations must be conducted.



These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord will need to approve the proposed tenant's references as part of the letting process. Goadsby will therefore make a non-refundable reference charge of £50 (including VAT) to be paid by cheque. This does not form part of a contract or constitute a deposit in respect of any transaction. Appropriate references will be required from a bank, solicitor, accountant and two trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord.