

TO LET

Industrial Unit in Sought After Location

MAVA
REAL ESTATE

Unit 2 Stone Land Industrial Estate, Wimborne Minster, Dorset, BH21 1HB



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

Key Features

- Early availability (subject to contract)
- Rarely available workshop/warehouse space close to central Wimborne
- Adjacent parking
- Suit variety of possible uses (subject to any necessary consents)
- 3 phase electricity
- Variety of neighbouring uses in and around the estate

Location & Description

Wimborne Minster is a popular and affluent Dorset market town. The town is situated just off the A31 with excellent road connections to nearby Ferndown, Bournemouth/Poole, and Blandford Forum.

Stone Lane industrial Estate is a short distance from the town centre. Unit 2 is situated at the northern end of the estate road behind a secure gated entrance.

Unit 2 is a detached building offering a good sized industrial/warehouse space with mezzanine floor (part restricted headroom). Office outbuilding and small detached garage.

The unit previously housed a joinery workshop.



What3words: [quilting.struck.awkward](#)

Accommodation

Floor Areas	Sq Ft	Sq M
Unit 2	5,220	485.13
Mezzanine	750	69.70
Office Outbuilding	952	88.47
Detached Garage	200	18.5
Total Gross Internal Area	7,122	661.80

Areas stated on a Gross Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Terms

A new full repairing and insuring lease will be granted, term and rent review pattern by arrangement at a commencing rent of £37,500 per annum, exclusive.

We understand that VAT is not payable on the rents.

Planning

Interested parties are advised to make their own enquiries of the Local Authority for confirmation.

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.



EPC

Asset Rating D (99)

Rateable Value

Rating £32,250

Source www.gov.uk/find-business-rates



Contact Us

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

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