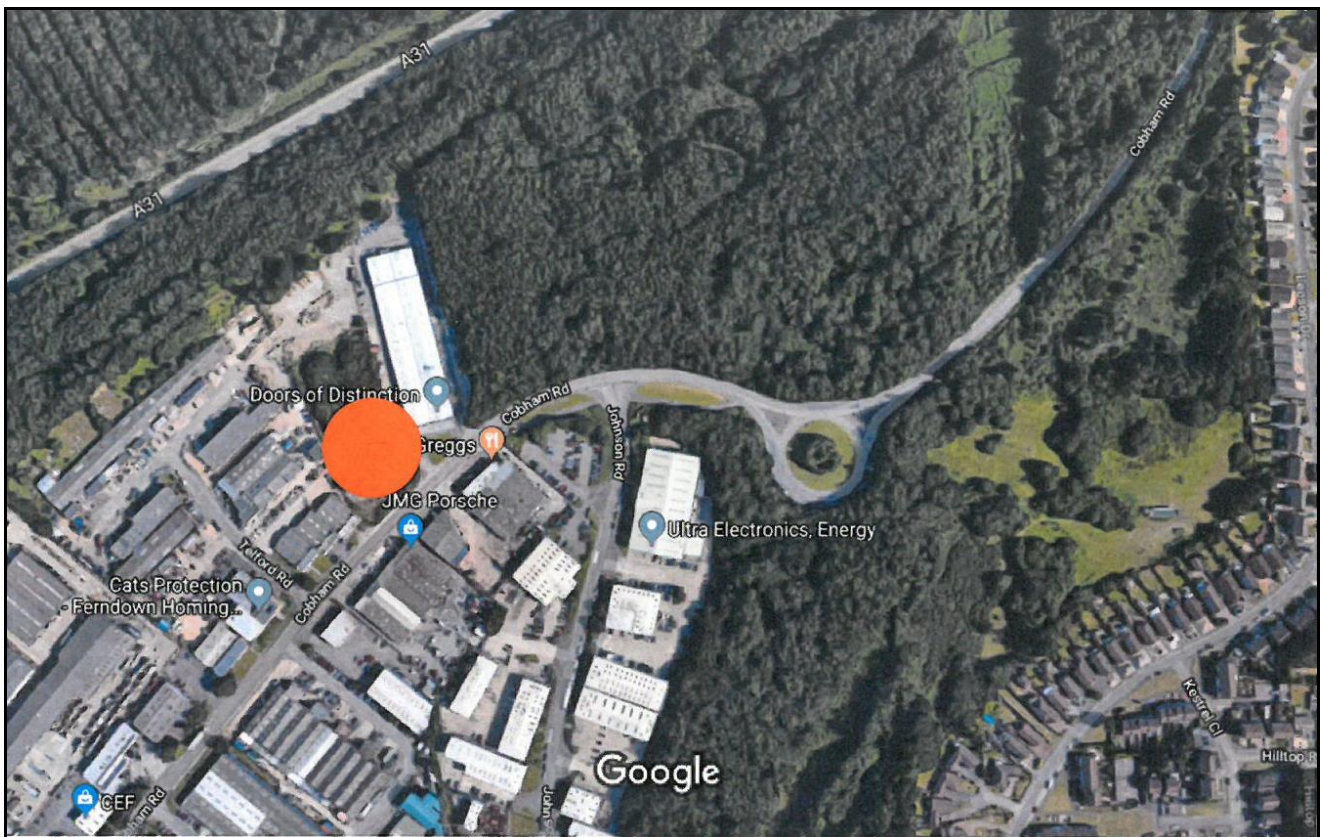


PRE-LET/PRE-SALE

Design & Build Opportunity

Of Interest to Trade Counter Operators, Manufacturing Occupiers And Warehouse Logistic Operators

Site of 2.22 Acres (.88ha)



Cobham Road
Ferndown Industrial Estate
Wimborne
BH21 7QF

LOCATION

The site occupies a prominent position to Cobham Road the main spine road on the Ferndown Industrial Estate.

The Estate has direct access to the A31 dual carriageway providing good road communication to Poole (8 miles), Bournemouth, Wimborne and Ringwood (8 miles).

A number of trade counter occupiers are already located close by including Travis Perkins, City Plumbing, Screwfix, City Electrical Factors, Howdens, Peter Robbins Decorator Merchants and retailers Carpet Barn.

The Estate as a whole is well established being a principle estate in the area. The following occupiers are located on the estate: Harman Group, Wenda CNC, Precision Sheet Metal Works, Doors Of Distinction, Ultra Electronics, Motura Locators, Solentim, Abacus Motor Home Hire, Schenker, Cats Protection, Horton Commercials and DPD Logistics.

THE SITE

The site extends to an approximate area of 2.22 acres (.88 ha).

PROPOSAL

Our clients are inviting expressions of interest from occupiers wanting a design and build from 5,000 sq ft upwards either on leasehold or freehold basis.

VIEWING

Strictly by appointment through the agents:

David Heda/Ellis Sims

London Clancy

02380 330442

Email: davidheda@londonclancy.co.uk
ellissims@londonclancy.co.uk

Misrepresentation Act 1967 – London Clancy for themselves and for the vendors/lessors of this property whose agents they are, give notice that:

a) These particulars are set out as a general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer or contract.

b) All descriptions, dimensions, references to condition and necessary permissions for use and other details are given in good faith and are believed to be correct, but any intending purchaser or lessee should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

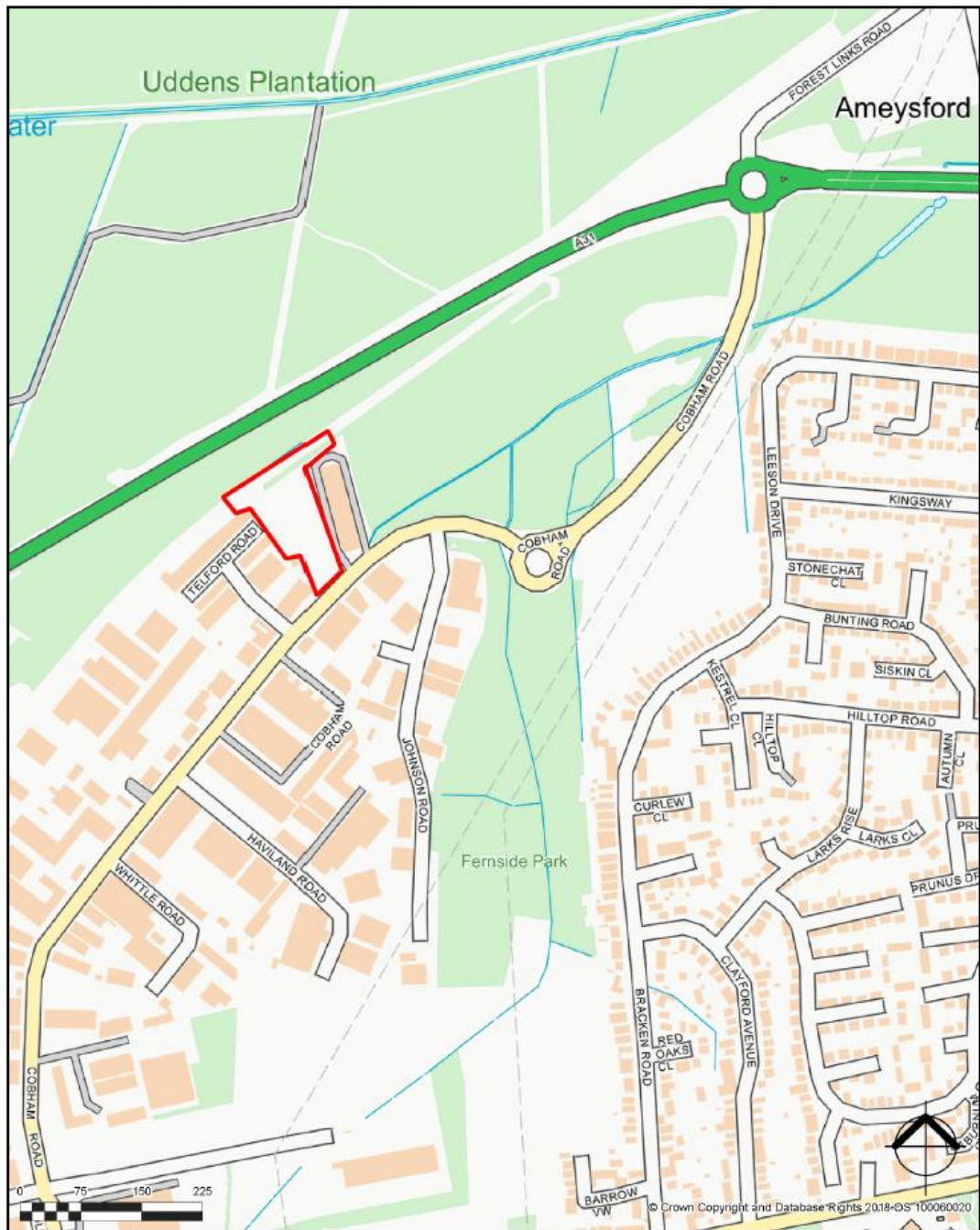
c) We have not tested any of the service installations and any purchaser/lessee must satisfy themselves independently as to the state and condition of such items. d) No person in the employment of London Clancy has any authority to make or give any representations or warranties whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A form will be sent to the proposed tenant/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. London Clancy 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 London Clancy does not guarantee acceptance by the landlord.

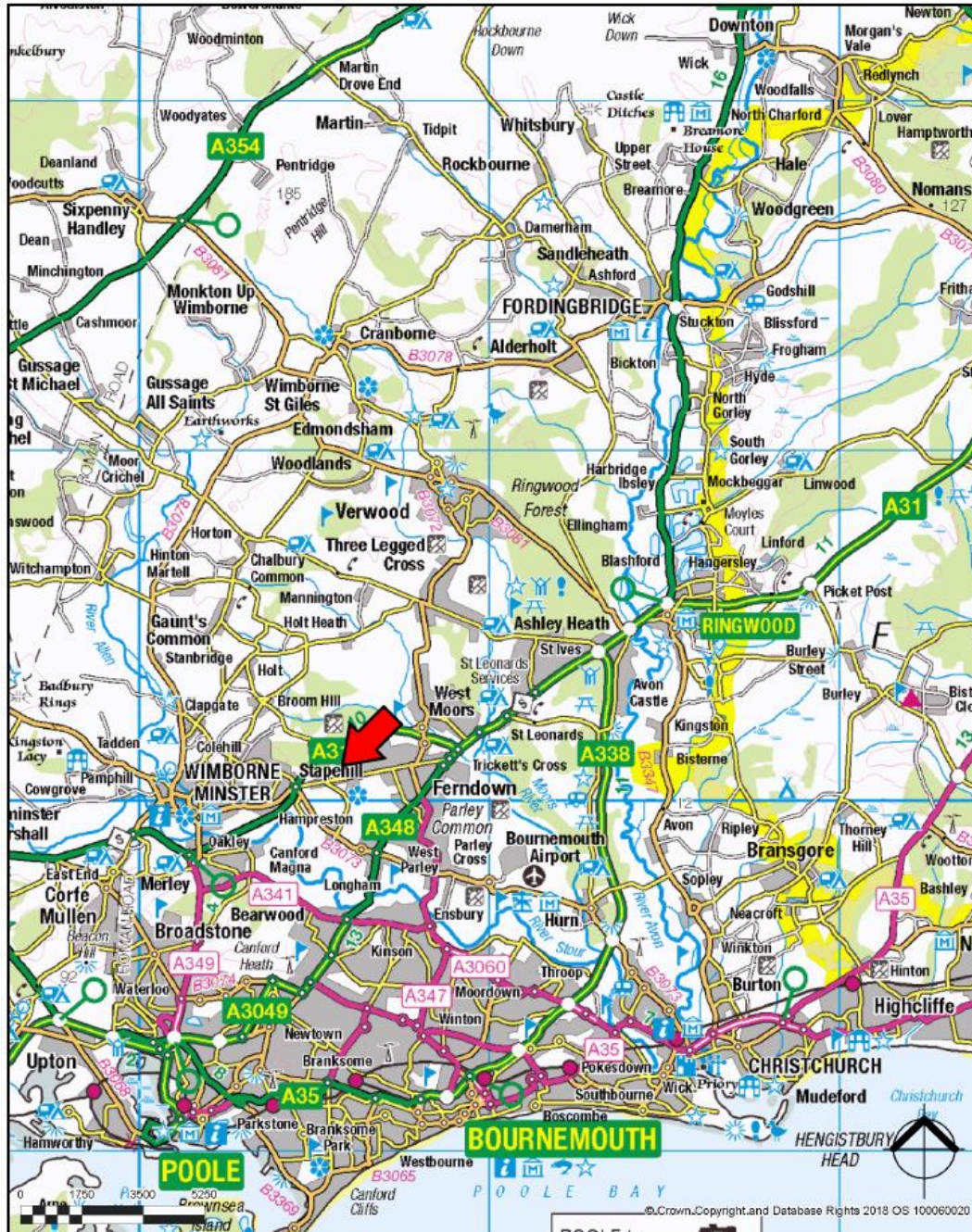


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Plotted Scale - 1:7,500



Ferndown Industrial Estate, Wimborne, BH21 7PE



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Plotted Scale - 1:175,000