

Clayford Farm

CLAYFORD

Wimborne, Dorset BH21 7BJ

Freehold Industrial
Site with £242,000
PA Income

Guide Price
£2,000,000



Executive Summary



PROPERTY TYPE

Light Industrial



SIZE

18,391 sqft / 1,708.5 sqm



COMMERCIAL / RESIDENTIAL

Commercial



CLOSEST TRAIN STATION

Poole (6.6 miles)



Clayford Farm
CLAYFORD





Clayford Farm
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About Clayford Farm

A former farmyard and agricultural buildings that have been converted and sub-divided to form 23 light industrial units. The site is irregular in shape with generally level topography. Site coverage is circa 40% with those areas not occupied by buildings comprising concrete surfaced drive, compacted hardstanding / yard and grass verges. Access is directly off the public highway (Uddens Drive) via a gated entrance located in the north west corner of the site leading to a central yard surrounded on 3 sides by the buildings, which are arranged as 3 separate blocks totalling 23 light industrial units.

Adjacent to this is a former agricultural building and former weighbridge office. Boundaries are marked by the buildings and mature hedges and/or fences.



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Location

The subject property is situated in the hamlet of Clayford on the east side of Uddens Drive circa 5 miles north of Ferndown. The immediate surrounding area is rural in nature with large parts utilised as woodland owned and / or managed by the Forestry Commission. Holt Heath National Nature Reserve is located circa 300m to the north east of the subject property. The town enjoys a range of amenities and facilities commensurate with its size with more extensive amenities and services available in Bournemouth (8 miles), Poole (10 miles) , Salisbury (24 miles) and Southampton (27 miles). The town is home to Ferndown Industrial Estate, Uddens Trading Estate and East Dorset Trade Park covering an area of approximately 61 hectares. Many household names and major employers are present there, such as Farrow & Ball. A diverse range of industries are also represented including business services, manufacturing, and retail.



LOCAL AMENITY (CLOSEST)

Corfe Mullen Park (2 miles)



TRAIN STATION (CLOSEST)

Poole (6.6 miles)





Accommodation Schedule

UNIT NUMBER	TENANT	DESCRIPTION	LEASE START DATE	TERM	ANNUAL RENT
1	Tenant 1	Light Industrial	3/1/24	5yrs	£10,800
2	Tenant 2	Light Industrial	3/1/24	5yrs	£9,600
3	Tenant 3	Lock up Storage	3/1/24	5yrs	£9,600
4	Tenant 4	Light Industrial	3/1/24	5yrs	£4,800
5	Tenant 5	Light Industrial	3/1/24	5yrs	£26,400
6	Tenant 6	Light Industrial	5/31/23	5yrs	£8,400
7	Tenant 7	Light Industrial	5/31/23	5yrs	£13,200
8	Tenant 8	Light Industrial	3/1/24	5yrs	£8,400
9	Tenant 9	Light Industrial	5/31/23	5yrs	£9,600
10	Tenant 10	Light Industrial	5/31/23	5yrs	£10,800
11	Tenant 11	Lock up Storage	3/1/24	5yrs	£8,400
12	Tenant 12	Lock up Storage	3/1/24	5yrs	£7,800
13	Tenant 13	Lock up Storage	3/1/24	5yrs	£7,800
14	Tenant 14	Lock up Storage	3/1/24	5yrs	£7,800
15	Tenant 15	Lock up Storage	3/1/24	5yrs	£14,400
16	Tenant 16	Lock up Storage	3/1/24	5yrs	£7,800
17	Tenant 17	Lock up Storage	3/1/24	5yrs	£7,800
18	Tenant 18	Lock up Storage	3/1/24	5yrs	£7,800
19	Tenant 19	Open Air Storage	3/1/24	5yrs	£7,800
20	Tenant 20	Open Air Storage	5/31/23	5yrs	£7,800
21	Tenant 21	Light Industrial	3/1/24	5yrs	£8,400
22	Tenant 22	Lock up Storage	3/1/24	5yrs	£8,400
23	Tenant 23	Lock up Storage	3/1/24	5yrs	£8,400
24	Tenant 24	Lock up Storage	3/1/24	5yrs	£9,600
25	Tenant 25	Open Air Storage	3/1/24	5yrs	£5,400
26	Tenant 26	Open Air Storage	3/1/24	5yrs	£5,400
TOTAL					£242,400

Further Information:

TENANCIES:

All leases are internal repairing leases on fixed terms and rent for 5 years.

PROPOSAL:

Guide Price: £2,000,000

VAT:

The site is not elected for VAT

VIEWINGS:

Available strictly by appointment only



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