

Unit 7, 2 Wareham Road, Corfe Mullen, Wimborne, Dorset BH21 3LE



1190.00 sq ft

- Versatile Unit
- Motor Trade Allowed

- Good Location
- Large Yard Space

£9,500 Per Annum

THE PROPERTY

A versatile commercial workshop unit available to let immediately.

The unit itself is a 110.47 sqm (1,189 sq ft) which is broken down into, 12.18m (40 sqft) x 9.07m (29.8 sqft). The unit features a roller shutter door at a height of 2.7 m and a pedestrian door round to the side. The property has a large yard space which wraps around the property, providing excellent space for both storage of goods or vehicles.

Internally the unit benefits from excellent natural lighting and features concrete flooring. The property does have a W.C. facility but is not in current working order, this will be refitted in time for a tenant to move in.

LOCATION

The property is located in Corfe Mullen which is located around 3 miles south of Wimborne and about 6 miles north of Poole. Corfe Mullen offers all the essential amenities, including local shops, schools, and recreational areas.

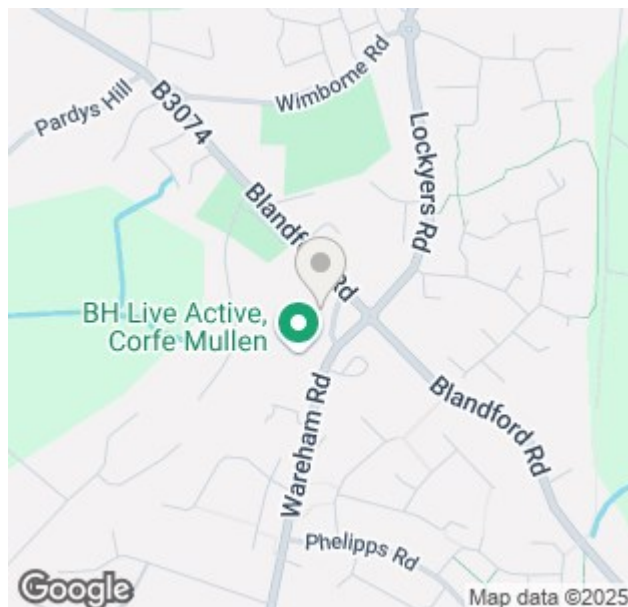
DIRECTIONS

What3words:///defrost.snug.improving

SERVICES

Services:

Mains electricity, water and drainage.



LOCAL AUTHORITY

Dorset Council 01305 221000

Rateable Value

RV: £6,500

VIEWINGS

Strictly by appointment only, please contact 01305 261008 (Option 3)

CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- www.leasebusinesspremise.co.uk.

FINANCE ACT 1989

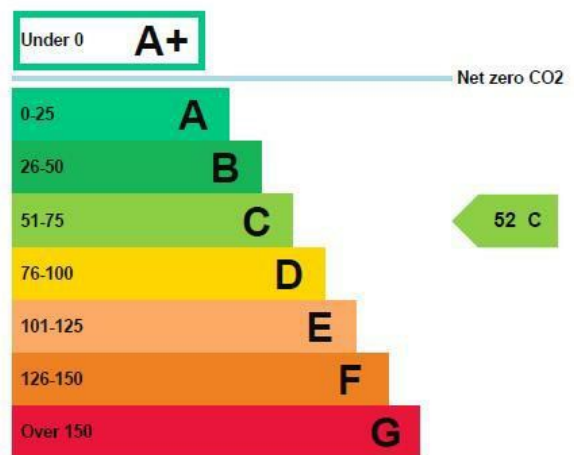
Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

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

Energy rating and score

This property's energy rating is C.



FR/07/03/25



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