

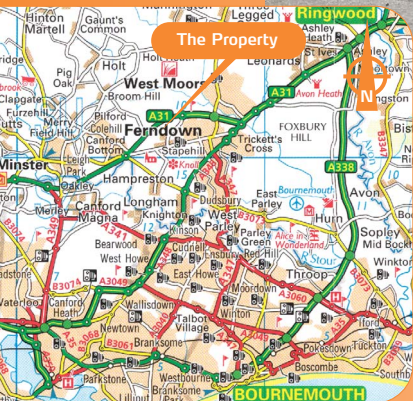
lot 54

Units 14 & 16 Haviland Road, Ferndown Industrial Estate  
Wimborne, Dorset BH21 7RF

Rent  
**£78,440**  
per annum  
exclusive

Freehold Trade Counter Investment

- Entirely let to Schiedel Chimney Systems Ltd until 2018
- Approximately 909.70 sq m (9,792 sq ft) with good parking
- Established industrial and trade counter estate
- Nearby occupiers include Howden Joinery, Travis Perkins and Caterpillar



**Location**

Miles: 4 miles north of Bournemouth  
20 miles west of Southampton  
15 miles south of Salisbury  
Roads: A31, A338, M27 (Junction 1)  
Rail: Bournemouth  
Air: Bournemouth Airport

**Situation**

The property is prominently situated in the established Ferndown Industrial Estate, approximately 2 miles from Ferndown town centre and 6 miles east of Wimborne on the outskirts of the Bournemouth and Poole conurbation. The property benefits from its proximity to the A31 providing direct access to the M27, M3 and the national motorway network. Nearby occupiers on the estate include Howden Joinery, Travis Perkins and Caterpillar.

**Description**

The property comprises TWO INTERCONNECTING TRADE COUNTER UNITS with ANCILLARY OFFICE AND WAREHOUSE ACCOMMODATION. The property benefits from parking for some 20 cars.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
14	Ground and First	Sales/Office/Warehouse	454.94 sq m (4,897 sq ft)	SCHIEDEL CHIMNEY SYSTEMS LTD (1)	15 years from 01/12/2003 until 30/11/2018	£39,220	01/12/2009 and 3 yearly thereafter
16	Ground and First	Office/Warehouse	454.76 sq m (4,895 sq ft)	SCHIEDEL CHIMNEY SYSTEMS LTD (1)	15 years from 01/12/2003 until 30/11/2018	£39,220	01/12/2009 and 3 yearly thereafter
<b>Totals</b>			<b>909.70 sq m (2) (9,792 sq ft) (2)</b>			<b>£78,440</b>	

(1) Schiedel Chimney Systems is the leading chimney company in the UK and Ireland. The company started in Germany in 1947 and is now the market leader in Europe for chimney systems. (Source:www.schiedel.co.uk 10/06/2010) (2) Please note, there is a mezzanine area that has not been included in the floor areas.

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