

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

lot 49

Freehold Trade Counter Investment

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

Rent
£78,440
per annum
exclusive



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 (t)	15 years from 30/04/2004	£39,220	01/10/2009 and 3 yearly
16	Ground and First	Office/Warehouse	454.76 sq m (4,895 sq ft)	SCHIEDEL CHIMNEY SYSTEMS LTD (t)	15 years from 30/04/2004	£39,220	01/10/2009 and 3 yearly
Totals			909.70 sq m (9,792 sq ft)			£78,440	

(t) 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)

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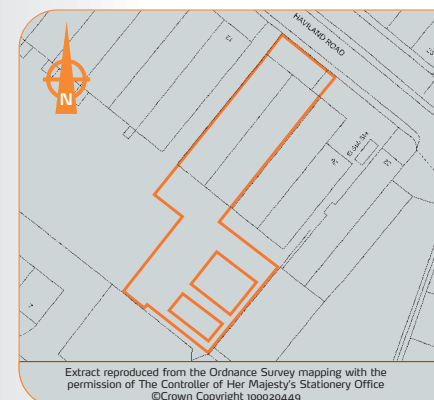
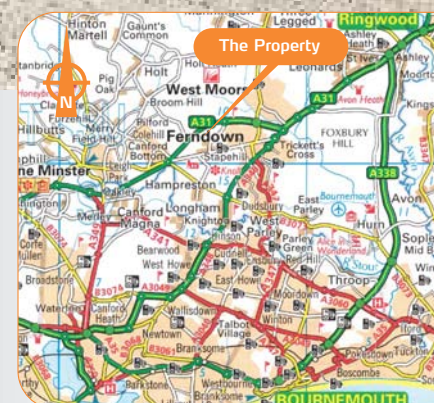
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