

## Unit 35, Uddens Trading Estate Wimborne, Dorset BH21 7NL

lot 38

### Freehold Office/Industrial Ground Rent Investment

- Let to SR Day - Lamform
- Lease expires in July 2110 (approximately 94 years unexpired)
- Important and imminent rent review in July 2016 - rent reviewed to passing rent plus 20% of the rack rental value of the premises
- Notice served proposing new rent of £17,500 per annum exclusive

Rent  
£10,500 per  
annum  
exclusive



### Location

Miles: 9 miles north-west of Bournemouth  
30 miles south-west of Southampton  
Roads: A31, A3049, A350  
Air: Bournemouth Airport

### Situation

The property is situated on the strategically located Uddens Trading Estate, which sits a short distance from the A31, a major trunk road connecting with the M27. Uddens Trading Estate adjoins Ferndown Industrial Estate, providing the largest industrial area within the East Dorset locality. Other occupiers on the estate include DPD and Farrow & Ball.

### Description

The property comprises a warehouse building arranged on the ground and first floors.

**Tenure**  
Freehold.

**VAT**  
VAT is applicable to this property.

**Six Week Completion**

### Tenancy and accommodation

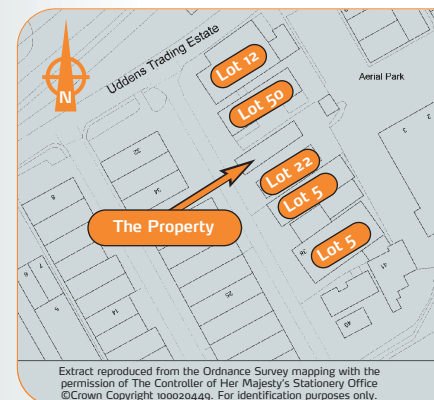
Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Warehouse/ Ancillary/Office	233.96 sq m (2,518 sq ft)	<b>SR DAY - LAMFORM (t/a Lamform Kitchen Workshop Specialists)</b>	125 years from 05/07/1985 until 04/07/2110 on a full repairing and insuring lease	£10,500	05/07/2016 and 5 yearly thereafter (i)
First	Ancillary	60.48 sq m (651 sq ft)				
<b>Totals</b>		<b>294.44 sq m (3,169 sq ft)</b>			<b>£10,500</b>	

(i) The rent is reviewed to the passing rent plus 20% of the rack rented value of the premises - please see lease. A rent review on nearby Unit 37 was recently completed (September 2015) at a rent equating to approximately £8 p.s.f.

**For further details please contact:**  
**David Margolis**  
Tel: +44 (0)20 7034 4862.  
Email: david.margolis@acutus.co.uk  
**George Watkins**  
Tel: +44 (0)20 7034 4861.  
Email: george.watkins@acutus.co.uk  
[www.acutus.co.uk](http://www.acutus.co.uk)

**Buyer's Legal Report Service:**  
**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acutus.co.uk](http://www.acutus.co.uk) for further details

**Seller's Solicitors:**  
**Macropy Ward**  
27 Station Road, New Barnet, Herts, EN5 1PH.  
Tel: +44 (0)20 8440 3258.  
Email: martina@macropyward.co.uk  
Ref: Martina Ward.



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