

# TO LET (Preliminary Details)

## BRAND NEW OFFICES

**WATTS | HOLT**  
COMMERCIAL AGENTS AND SURVEYORS



7 Crane Way  
Woolsbridge Business Park  
Wimborne, BH21 6FA

Suites from 67 SqM ( 726 SqFt)  
to 295 SqM (3,172 SqFt)

### DESCRIPTION

Due for completion in Autumn 2018, the unit will comprise a brand new office building formed of masonry construction, completed with composite cladding to elevations, zinc mansard roof and powder coated doors and windows.

The suites are to be completed to a very high standard with a particular emphasis on sustainable construction, including a large degree of solar panels, energy efficient design, low energy lighting and heating/cooling.

Suites will be available from 726 Sq Ft to 3,172 SqFt and will be accessed by way of a vaulted entrance with manned reception.

5 Parking Spaces will be offered per floor

### LOCATION

The property is located on the popular Woolsbridge Industrial Estate which is approximately 3 miles from the junction of the A31/A338, providing excellent access to the Bournemouth/Poole conurbation and M27/M3 motorway networks to the North East. Ringwood town centre is approximately 4 miles distant, Verwood 3.5 miles and Ferndown 5 miles.

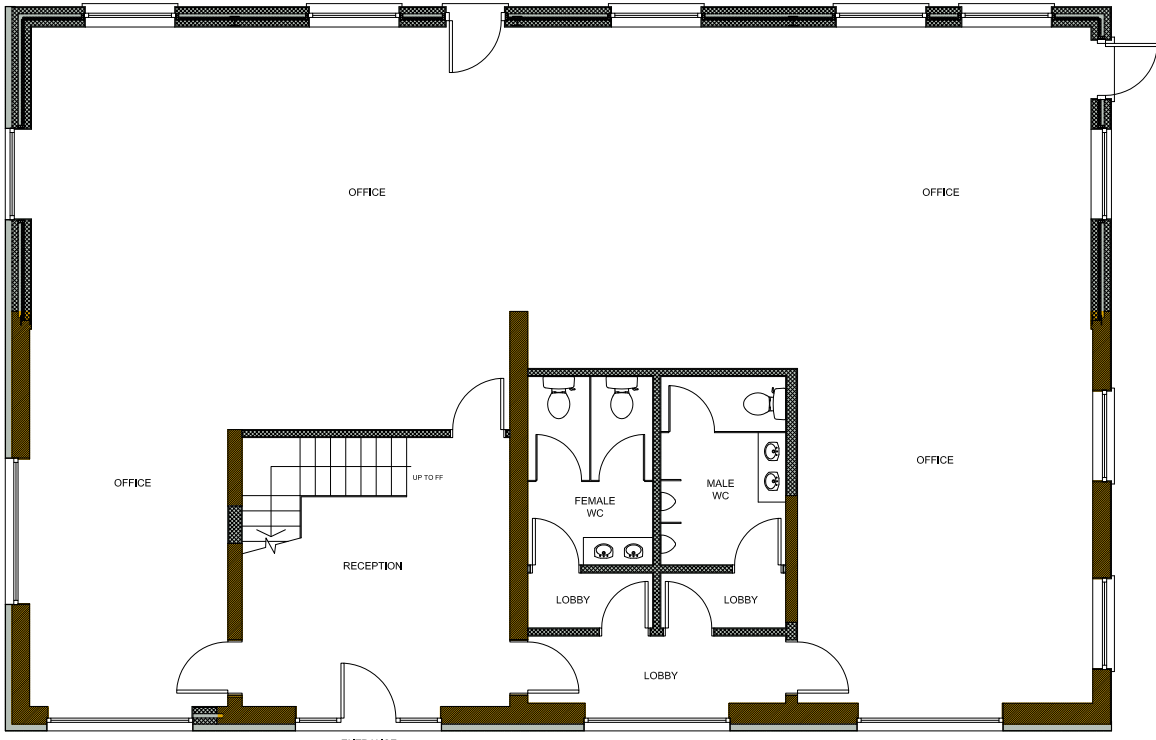
### RENT

Suites starting from £9,500 to £41,250 Exclusive of VAT, insurance, business rates and service charge where applicable.

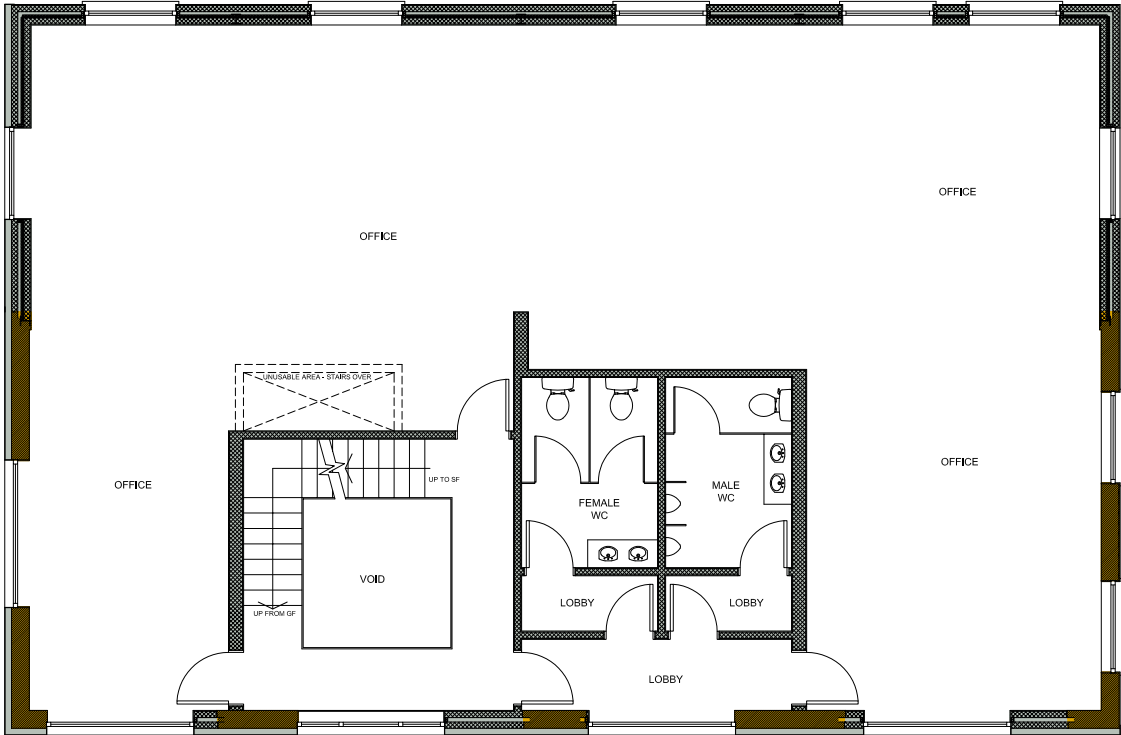
### TENURE

The premises are available to rent by means of a new FRI lease for a term to be agreed.





PROPOSED GROUND FLOOR LAYOUT



PROPOSED FIRST FLOOR LAYOUT