



Unit 3, 5 Crown Square, Poundbury, DT1 3EN

Well-Presented Corner Office Suite Offering Flexible Open-Plan Accommodation in Prime Poundbury Location



1063.00 sq ft

- Ground floor corner office unit in Poundbury
 - open-plan office
- Features a courtyard garden breakout area
- Available immediately
- Provides approximately 1,063 sq ft of space
 - glass-fronted private office
- Located in a vibrant mixed-use area
- £13,500 per annum (exclusive of VAT)

£13,500 Per Annum

THE PREMISES

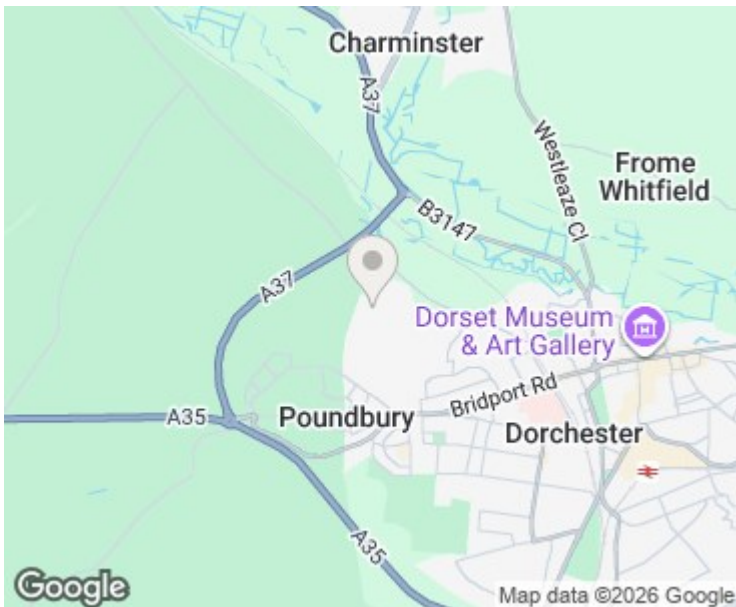
This attractive corner office unit is situated on the ground floor of the building and benefits from dual access, with entrance doors positioned at both the front and rear. A further side door provides direct access to a pleasant courtyard garden, offering an appealing breakout space.

The accommodation is arranged to provide a generous open-plan office area, complemented by a glass-fronted private office, a large built-in storage cupboard, and a well-appointed kitchenette. The unit also includes a WC adapted for disabled use.

In total, the premises extend to approximately 1,063 sq ft and is available straight away.

THE LOCATION

The premises are located within Poundbury, an acclaimed urban extension to Dorchester known for its distinctive architecture, strong community feel and thoughtfully planned mixed-use environment. The surrounding area offers an attractive blend of residential, retail and commercial occupiers, creating steady footfall and a vibrant local economy. Amenities such as cafés, independent shops, professional services and landscaped public spaces are all within easy reach, while Dorchester town centre lies just a short distance away. Poundbury also benefits from convenient road links to the wider Dorset region.



DIRECTIONS

What 3 words - ///during.needed.dives

LOCAL AUTHORITY

Dorset Council 01305 221000

POUNDBURY ESTATE CHARGE

The property forms part of a managed estate and is therefore subject to a Manco Estate Charge, which contributes to the upkeep of shared areas, landscaping and communal facilities within Poundbury. All residents, businesses and their employees are required to abide by the stipulations set out by the relevant Manco and the Duchy. Further details on the current annual charge and associated obligations can be provided on request.

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.leasingbusinesspremises.co.uk.

FINANCE ACT 1989

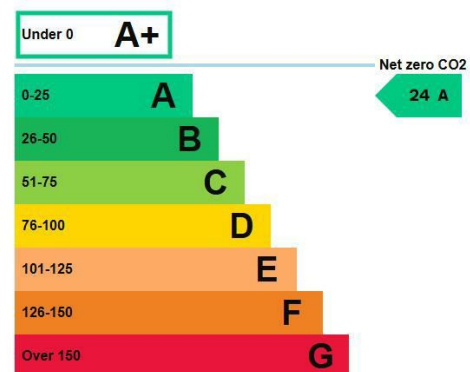
Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

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 A.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Comm/LJE/June 26



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