



## Suite 5, Portfolio House Princes Street, Dorchester, DT1 1TP

For Lease versatile town office suite 600sqft

£6,000 p.a. (Plus VAT )

Symonds  
& Sampson

ESTABLISHED 1858

# Suite 5, Portfolio House

## Princes Street, Dorchester, DT1 1TP

For Lease versatile town office suite 600sqft

- Town centre location
- Recently redecorated
- Good natural light

Viewing - Strictly by appointment.  
Dorchester Commercial office on 01305 261008

### The Property

Suite 5 Portfolio House is situated in the town centre in this smart looking building with shared facilities. Arranged in 3 offices with a reception area. This first-floor suite has recently been redecorated together with the addition of electric panel heating.  
Rent £6,000 p.a. plus.VAT plus utilities and rates if any \*.

### Situation

Portfolio House is situated at the Trinity Street end of Princes Street opposite Antelope Walk in the town centre. Long term parking available at Top of Town or Market Car Park opposite Brewery Square.

### Directions

The property is easy to find as Princes Street runs parallel and to the south of High West Street. On foot from our office head down the hill to the traffic lights turning right into Trinity Street and after 50m turn right again into Princes Street. The property is third property up from the corner on the south side of the street.

### Outside / Services & Local Authority

Separate male and female toilets on ground and first floor in the common areas.  
Door intercom to street

RV: £5,500 (\* 100% rates relief for qualifying parties)

### 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](http://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.

### Lease Details

To be advised

JM 25/4/2023



01305 261008

Symonds & Sampson LLP  
Burraton House, 5 Burraton Square, Poundbury,  
Dorchester, Dorset, DT1 3GR  
dorchester@symondsandsampson.co.uk  
www.symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:  
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

