



Unit 4G, North Dorset Business Park, Sturminster Newton, Dorset DT10 2GA

Available to lease - a lofty new warehouse/workshop unit with facilities.

 3191.00 sq ft

- Brand new versatile and flexible units
- Sectional overhead doors with vision panels
 - Good natural light
- Part of a larger development
 - WC and kitchen
 - Ample parking

£29,000 Per Annum

SITUATION

Units 3-8 are a brand new development of modern industrial/business units forming part of the North Dorset Business Park. Situated just off the A357 and close to the market town of Sturminster Newton, the site is well placed for local facilities and the wider road network. The market town of Blandford Forum is approximately 11 miles, Poole 25 miles, Bournemouth 30 miles. There is access to the A350 via Durweston and the A303 North of Shaftesbury. Main line railway station at Gillingham.

THE PROPERTY

Various new units are available at North Dorset Business Park including:

UNIT 4G

A lofty warehouse/workshop building, 3,191sqft, WC and kitchen, sectional overhead door with vision panels, £29,000pa FRI plus estate service charge/insurance.
Can be fitted with full or part mezzanine.

LOCAL AUTHORITY

Dorset Council
Tel: 01305 221000
Business Rates: TBA

ENERGY PERFORMANCE CERTIFICATE

TBA

DIRECTIONS

From Blandford, proceed towards Sturminster Newton on the A357. At the town bridge traffic lights, proceed on for approximately one mile where the development will be found on the right hand side at Rolls Mill.

CODE FOR LEASING BUSINESS PREMISES

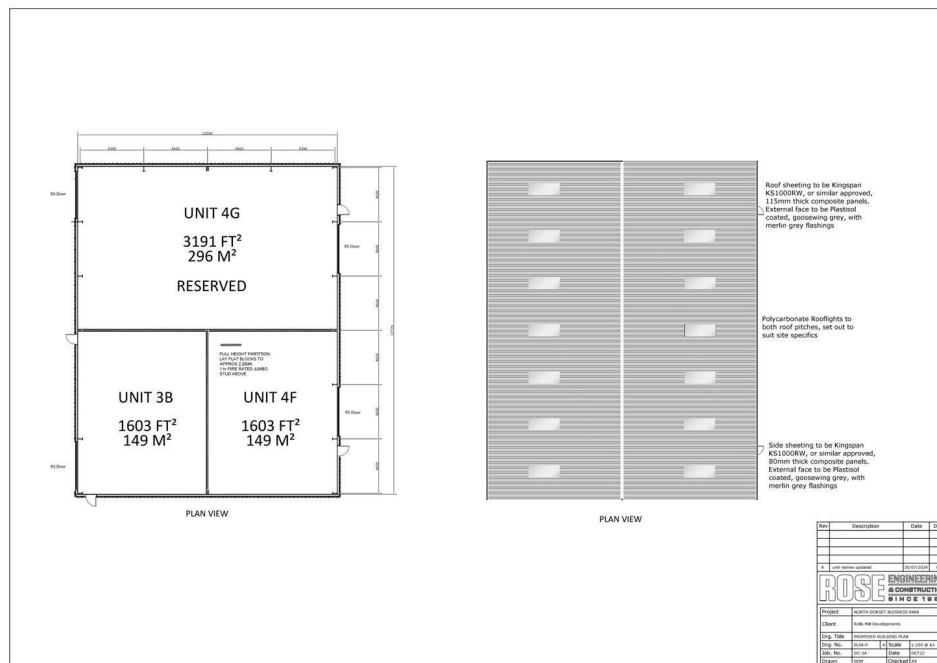
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations 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.



DorCom/JM/08.04.26



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