



Dylan Faber Roofing Building, Henstridge Airport Estate,
Henstridge Marsh, BA8 0TN

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A newly constructed industrial/warehouse unit extending to 7,286 sq ft, offering modern, flexible accommodation in a well-connected Henstridge location. Suitable for a range of commercial uses, with excellent access and dedicated parking/loading areas.



7286.00 sq ft

- Brand New Unit
- Concrete Loading Area and 4 Roller shutter doors
 - Mezzanine in part
 - Kitchenette and WC
- 7,286sqft total accommodation

£45,750 Per Annum Plus VAT

Dorchester Commercial
01305 261008 ext 5
commercial@symondsandsampson.co.uk



THE PROPERTY

The Property

A brand new lofty warehouse with concrete yard to the front and 4 roller shutter doors. Arranged at one end with mezzanines and the other full height space. Steel portal framed construction and insulated steel cladding to latest regulations. Good natural light from translucent roof panels.

Accommodation comprises:-

West side 196m² (2109sqft) plus full mezzanine above 2 roller shutter doors, Staff WC and kitchenette

East side 285m² (3067sqft)

Total Footprint 481m² (5177sqft). Total space 676m² (7286sqft) (

£45750pa

Additional yard POA

RV TBC

EPC TBC

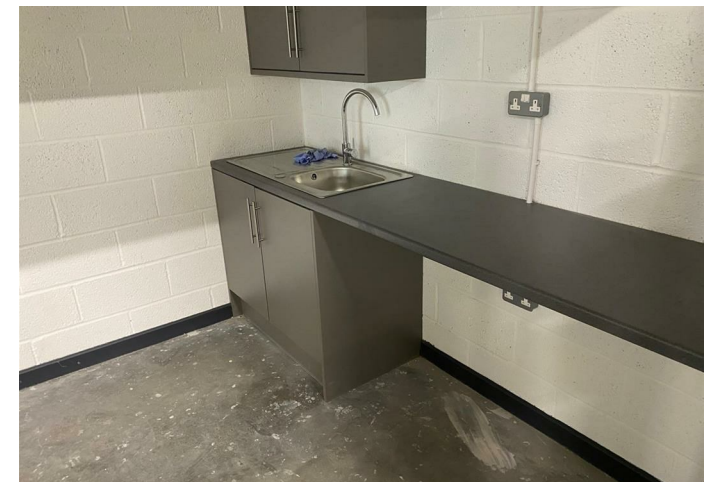
LOCATION

The property is situated on the Henstridge Airfield Business Park a popular location close to the main A30 between Sherborne and Shaftesbury and linking to the A303 through Gillingham and Mere to the North.

DIRECTIONS

Simply follow the perimeter road south from the A30 turning left onto the estate where signed and taking the estate road east passing Virginia Hayward Logistics on the right.

At the crossroad follow the road straight on and after a bend left the site is on the right after passing Faber Roofing. In all approximately 1 mile from the main entrance to the estate.



CODE FOR LEASING BUSINESS PREMISES

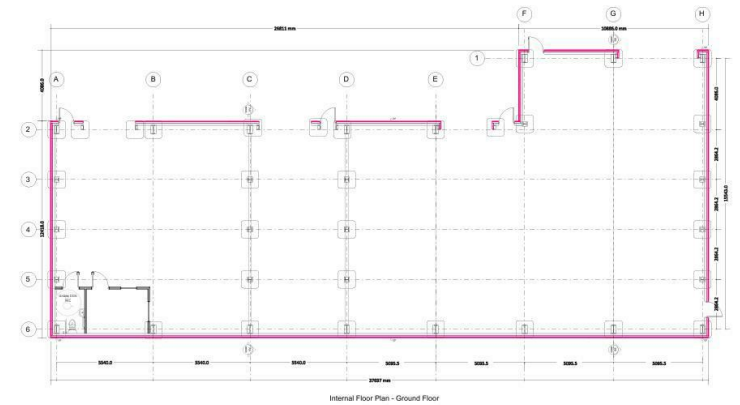
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations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

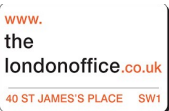
Each party to be responsible for their own legal costs incurred in the transaction.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		



Office/Neg/Date



01305 261008 ext 4

commercial@symondsandsampson.co.uk
Symonds & Sampson LLP
6 Burraton Yard, Burraton Square,
Dorchester, Dorset DT1 3GR



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

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