



Hinton Business Park, Tarrant Hinton, Blandford Forum, DT11 8JF

 741.00 sq ft

- Prestigious, well-specified commercial unit
 - 741 sq ft of office workspace
 - Three dedicated parking spaces
- An established and professionally managed business park
 - Two private meeting rooms/offices

Per Annum £7,500 Per Annum

THE PREMESIS

Unit 10 at Tarrant Hinton Business Park offers a prestigious, well-specified workspace designed for businesses that want a smart, self-contained base in an established commercial setting.

The unit provides 741 sq ft of versatile accommodation, arranged to support both collaborative and private working. It includes two dedicated meeting rooms/offices, along with its own kitchenette and private W/C, giving your team complete day-to-day independence.

Practical features add real value: the unit benefits from a private, non-chargeable water supply and oil-fired heating, helping to keep running costs predictable and efficient. Externally, the property comes with three dedicated parking spaces, ensuring reliable access for staff and visitors.

THE BUSINESS PARK

The wider business park is well-kept and professionally managed, with a reputation for quality. On-site amenities include a wine shop with a café, offering a convenient and enjoyable spot for informal meetings or a break during the working day.

The park is home to a diverse mix of businesses of all sizes, creating a well-established commercial community.

Originally built in 1953, the site has a long history of stable occupancy, with many tenants known for staying long-term thanks to the park's dependable management and appealing environment.

LOCATION

From Blandford Forum, simply follow the A354 east towards Salisbury for around three miles, then turn right at River Tarrant before turning immediately left into Tarrant Hinton Business Park as you reach the village and continue through the site to Unit 10.

What3Words- ///casually.waxing.salary

EXTRA CHARGES

A service charge is payable for the upkeep and management of the wider business park, with Unit 10 contributing 8.43%, equating to £TBC per annum. In addition, there is a management fee of 15%, calculated at £TBC, which covers the administration and coordination of services for the building.

LOCAL AUTHORITY

Dorset District Council
01305

Rateable Value - £4,400pa*

* This unit should be in line to receive small business rates relief

CODE FOR LEASING BUSINESS PREMISES

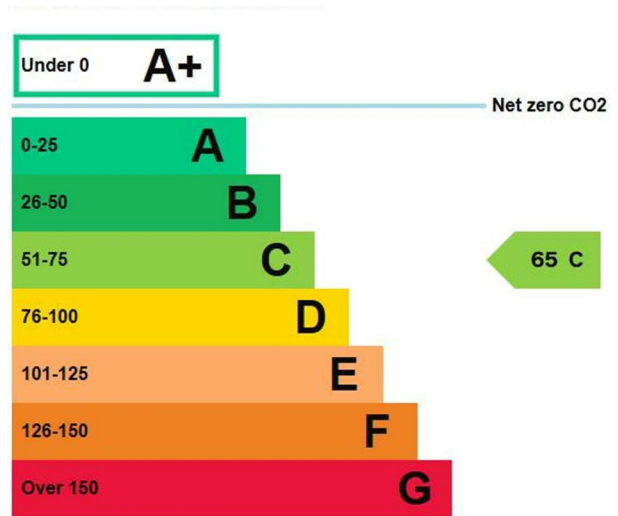
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations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



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



Comm/LJE/22626



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