




The Workshop, Bowden Road, Templecombe, Dorset BA8 0PG

A versatile warehouse/workshop premises measuring 4,256 sq ft with 572 sq ft of additional office space.
Available to let immediately.

 4828.00 sq ft

- Good quality warehouse/workshop building with offices
- Additional warehouse and outside storage available by negotiation
- 3-phase electricity supply
- Ample parking on site

Guide Rent £34,000 Per Annum

THE PROPERTY

The Workshop comprises a good quality warehouse/workshop building of steel frame construction with a concrete floor, concrete panel and profile steel cladding, two steel roller shutter doors, three gantries and a cement fibre roof. The unit has a separate office pod measuring approximately 53.16 sq m (572 sq ft) and the gross internal floor area of the workshop measures approximately 395.35 sq m (4,256 sq ft). There is a concrete surfaced outside storage area measuring approximately 4,482 sq ft

The unit benefits from concrete surfaced accessways, 3-phase electricity supply, oil fired heating and good quality LED lighting throughout. There is ample parking on site within a designated parking area, with shared staff welfare and w.c. facilities on site.

SITUATION

Newleaze Farm is within close reach of the village centre of Templecombe, which has amenities which include a primary school, a church, a doctor's surgery, a community café, Co-op store and a mainline station that connects to London Waterloo and Exeter. The town of Wincanton lies approximately 5 miles to the north, where the A303 provides swift access to London and the West Country. The historic Abbey town of Sherborne and the local regional centre of Yeovil lie to the west providing an excellent range of commercial, cultural, recreation and shopping facilities, as well as an excellent choice of public and state schools.

SERVICES

Mains water supply
Mains electricity supply (3-phase)
Private drainage
Private oil supply

LOCAL AUTHORITY

Local Authority: Dorset Council - Tel: 01305 251010
Business Rates - RV to be assessed

EPC

TBA

CODE FOR LEASING BUSINESS PREMISES

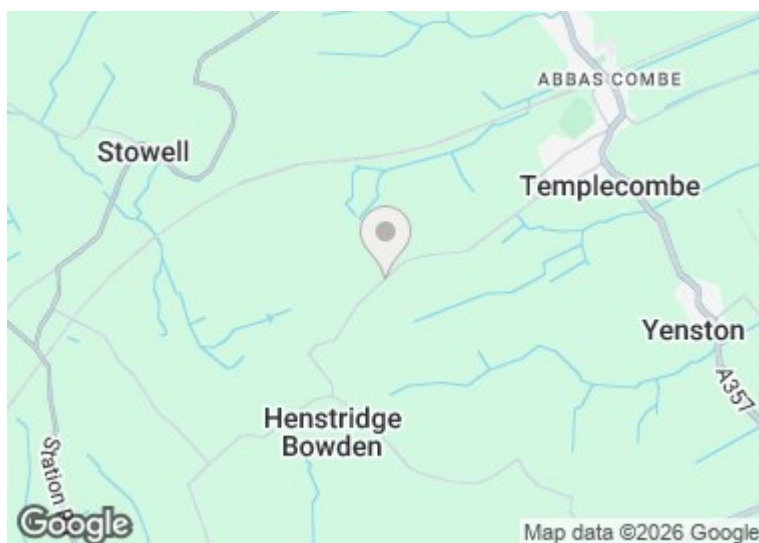
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations 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/RH/06/26



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