



## The Barn, Bowden Road, Templecombe, Dorset BA8 0PG

A versatile warehouse/workshop premises measuring 1,812 sq ft. Available to let immediately.



1812.00 sq ft

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

Guide rent £12,000 Per Annum

## THE PROPERTY

The property comprises a warehouse/workshop building of steel frame construction with a concrete floor, vented timber cladding, a steel loading door and a new cement fibre roof. The gross internal floor area measures approximately 168.38 sq m (1,182 sq ft). The unit benefits from 3-phase electricity supply and good quality LED lighting throughout.

Additionally, there is an concrete surfaced outside storage area measuring approximately 4,482 sq ft available to let by negotiation. There is ample parking 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

## 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](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.



DorCom/RH/06/26



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