



## 6, Holland Way, Blandford Forum, DT11 7FQ

A good quality business unit constructed to latest standards



2444.00 sq ft

- Modern and clean warehouse with very light use since new
- Dedicated Parking
- Office accommodation with kitchenette
- Good eaves and roller shutter door heights

£24,400 Per Annum Plus VAT

## THE PROPERTY

The property comprises a clean and tidy mid terrace industrial / warehouse units of relatively recent construction, Brick outer and blockwork inner wall construction with steel cladding to upper elevations and a steel portal frame supporting a pitched insulated roof, incorporating translucent daylight panels. Features to each unit include:-

- A personnel entrance door
- Internal eaves height approx. 6m.
- Lighting in factory / warehouse /office
- Electric sectional up and over loading door 4m wide x 5.4m high
- Windows at ground and first floors
- Tarmac forecourt for loading with 5 allocated car parking spaces
- Carpeted reception/office
- WC facility
- Kitchenette.
- 2444sqft
- RV TBC

Unit 6 - Band D (84)

### Service Charge

A small service charge for upkeep of common areas. FRI Lease

Suitable for B1, B2 and B8 Planning Uses (with some restrictions)

Price is £24,400 +VAT

## LOCATION

Holland Enterprise Park is a modern industrial/warehouse development located within the established Holland Way industrial area. Holland Way is accessed from Shaftesbury Lane which connects to the A354 Salisbury Road and the A350 Blandford Forum bypass.

## DIRECTIONS

From the centre of town follow the Salisbury Road out of town to the north-west and turning left at the traffic lights onto Shaftesbury Lane. First left at Bradfords onto Holland Way and then right into Holland Way Business Park. Follow the road around to the right and around bend and the property is on the left

## 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.leasingbusinesspremisess.co.uk](http://www.leasingbusinesspremisess.co.uk).

## FINANCE ACT 1989

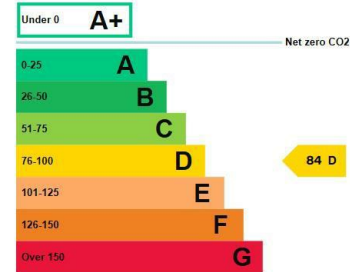
Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

## LEGAL COSTS

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

### Energy rating and score

This property's energy rating is D.



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

The better the rating and score, the lower your property's carbon emissions are likely to be.



Office/Neg/Date



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