



9a and 9b, Butts Pond Industrial Estate, Sturminster Newton, DT10 1AZ

Two workshops for rent with roller shutter doors on popular industrial estate in Sturminster Newton.



2,150 - 4,300 sqft

From £15,000 Per Annum

THE PROPERTY

Available as 1 or 2 units 2,150sqft /4300sqft total each with a roller shutter door and office/staff area and WCs.

Suitable for a multitude of uses STPP.

Off road/parking compound to the front

Rent £15,000pa for each unit.

LOCATION

Butts Pond Industrial Estate is located in central Sturminster Newton and within walking distance of the town centre.

DIRECTIONS

Follow signs from the centre of town on the B3091 east. The estate is signposted from the traffic lights just north of the town centre. Once in the estate follow the road along taking the first right. The property is then directly in front of you.
What3words:///fetching.resist.consoles

SERVICES

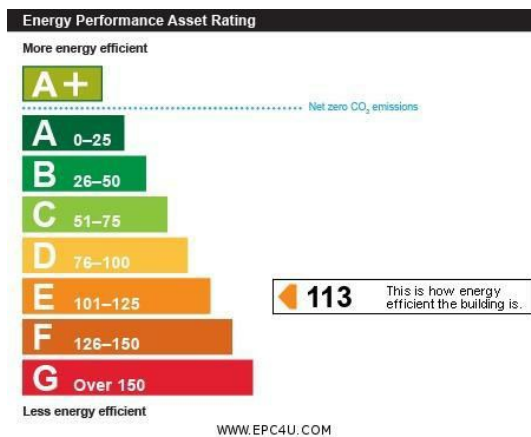
Mains water, electricity and drainage.

LOCAL AUTHORITY

Dorset Council 01305 221000

Business Rates: RV £20,250 (combined rate for both units)

ENERGY PERFORMANCE CERTIFICATE E (113)



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.lettingbusinesspremises.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.



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