Unit 3A, North Dorset Business Park, Sturminster Newton, Dorset DT10 2GA

Available to lease - new lofty warehouse/workshop unit

1603.00 sq ft

- Brand new versatile and flexible unit
- Sectional overhead door with vision panels
- Good natural light
- Part of a larger development
- WC and kitchen
- Ample parking

£14,500 Per Annum

SITUATION
Units 3-8 are a brand new development of modern industrial/business units forming part of the North Dorset Business Park. Situated just off the A357 and close to the market town of Sturminster Newton, the site is well placed for local facilities and the wider road network. The market town of Blandford Forum is approximately 11 miles, Poole 25 miles, Bournemouth 30 miles. There is access to the A350 via Durweston and the A303 North of Shaftesbury. Main line railway station at Gillingham.

THE PROPERTY
Various new units are available at North Dorset Business Park including:

UNIT 3A
A lofty warehouse/workshop building 1,603sqft, WC and kitchen, sectional overhead door with vision panels, £14,500pa FRI plus estate service charge/insurance.
Can be fitted with full or part mezzanine.

LOCAL AUTHORITY
Dorset Council
Tel: 01305 221000
Business Rates: £10,750

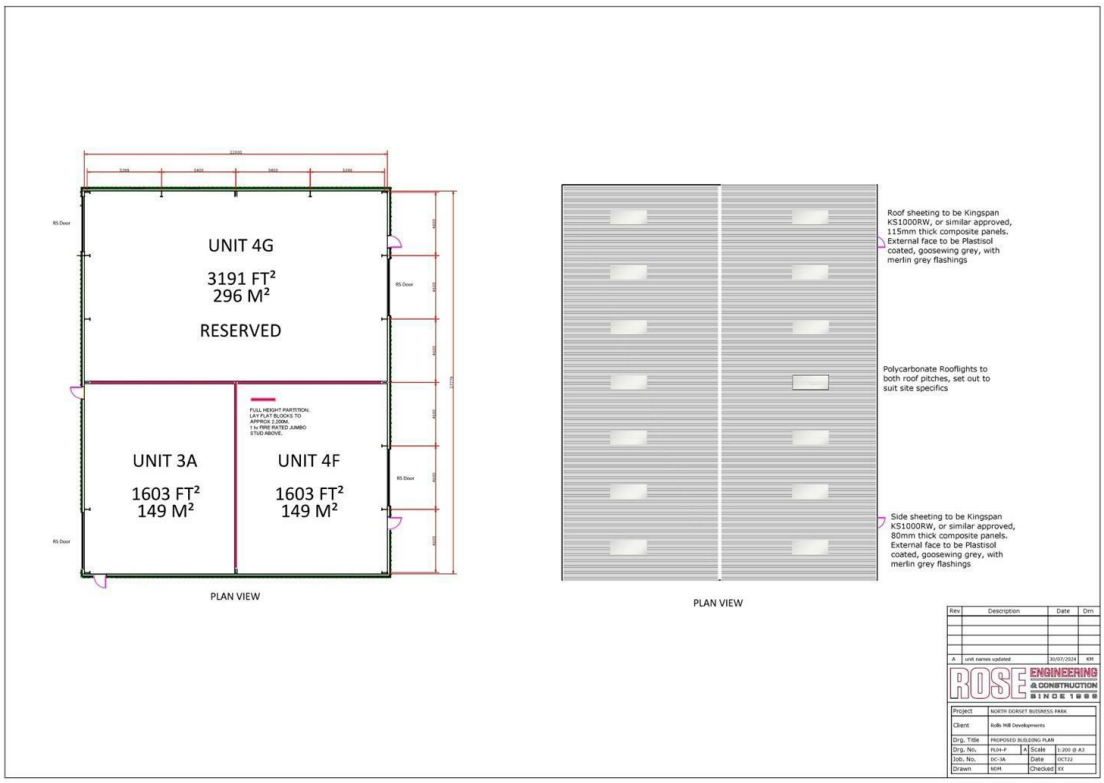
ENERGY PERFORMANCE CERTIFICATE
TBA

DIRECTIONS
From Blandford, proceed towards Sturminster Newton on the A357. At the town bridge traffic lights, proceed on for approximately one mile where the development will be found on the right hand side at Rolls Mill.

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.



JM/15/05/25

01305 261008 ext 5
commercial@symondsandsampson.co.uk
Symonds & Sampson LLP
6 Burraton Yard, Burraton Square,
Dorchester, Dorset DT1 3GR

Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.