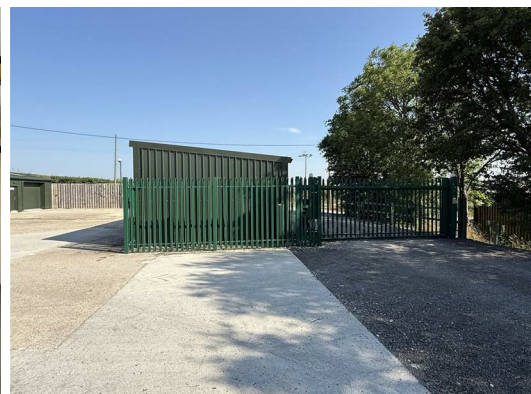




Unit OS01, Rectory Road, Piddlehinton, Dorchester, DT2 7TG

A Commercial unit available to let immediately.



320.00 sq ft

- Flexible lease terms
- Suitable for Storage
- 3 Phase Power

- Available to let immediately
- Modern Space

£4,800 Per Annum

THE PROPERTY

A light industrial commercial unit. Suitable for storage and light workshop purposes. The unit will offer flexible lease terms.

The unit is located within a self-contained yard space that benefits from excellent security including, CCTV, perimeter surrounded by generous fencing benefitted by an electric gate.

Internally, the property features concrete floors/walls and a roller shutter door. Additionally, a 3 phase connection.

SITUATION

Little Puddle Farm is situated in the heart of Dorset, conveniently located 10 minutes away from Dorchester. Quick and easy access from the Old Sherborne Road and the A35 with plenty of parking for small or large vehicles. The fenced and gated development ensures that this is a secure commercial location for this and several other similar business units. There are additional self-storage units, accessed from 7am – 7pm, 7 days per week on the same site.

Full and comprehensive CCTV coverage is provided by HIKVision Zoom CCTV cameras, which is linked to a central monitoring station, covering 24 hours per day, 7 days a week.

SERVICES

Services:
Mains electricity.

LOCAL AUTHORITY

Local Authority:
Dorset Council - Tel: 01305 251010
Rateable Value: TBC

WHAT3WORDS

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EPC

TBD

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/LE/16.07.26



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