



Unit 18, Poundbury West Industrial Estate, Dorchester, DT1 2PG

Business unit for lease

 2040.00 sq ft

- Steel portal framed building
- Parking area for 3-4 vehicles
- Suitable for various uses STPP
- Land to rear of property

£20,000 Per Annum

THE PROPERTY

For Lease business premises suitable for various uses (STPP).

The property comprises a steel portal framed building clad with fibrous cement panelling with brick and block sleeper walling.

Totalling 2,040 sqft gross internal the accommodation includes two offices at the front and a WC. There is an 8 ft by 12ft concertina door to an apron loading and parking area at the front of the unit with parking for approximately 3 to 4 vehicles.

The unit also includes land to the rear of the property and the embankment area along the access road which could be used for signage (subject to planning).

SITUATION

The property is situated on the Poundbury West Industrial Estate in close proximity to Jewsons. The unit is located in a raised position with access gained via a shared driveway.

DIRECTIONS

Follow the signs to Dorchester. At the top of town roundabout travel west along the Bridport Road taking the first right into Poundbury Road just before the Little Keep Museum.

Follow the road over the railway bridge and take the second left turning into the estate. At the end of the road you can turn left into Jewsons yard or right into the driveway for Unit 18.

LOCAL AUTHORITY

Dorset Council
Tel: 01305 221000
Business Rates: RV £12,000

SERVICES

Mains water, electricity and sewerage.

ENERGY PERFORMANCE CERTIFICATE

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.

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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