


Unit 8B Enterprise Park, Piddlehinton, Dorchester, DT2 7UA

New industrial unit for sale

 813.00 sq ft

- Brand new industrial units
 - 3 Phase power
 - Solar electric supply
- Located on a fast growing business park
 - Energy Efficient
 - High speed fibre

£150,000

Freehold

THE PROPERTY

The property is a traditionally designed terrace of 5 new industrial units (under construction) with completion due shortly. The scheme has been designed to allow units to be combined.

Each unit benefits from a mezzanine suitable for office use benefitting from a first floor window, 6m eaves height, solar electric supply, 3 phase supply, high speed fibre, Targeted A+ Energy Efficiency, goods loading, WC and separate personnel doors.

Unit 8B measures 42.5 sq m (off plan) ground floor with an additional 33 sq m at mezzanine level making a total of 75.5 sq m or 813 Sq ft.

All units benefit from shared circulation with allocated parking.

The units are available freehold together with a share of the scheme/management company.

SITUATION

Enterprise Park is a fast growing business park, attracting new businesses from sole traders to large employers such as Crendon Timber, Mole Valley and Eco & Hunt Forest Group. Centrally located in the heart of the County with the A35 and Dorchester some 4 miles to the South and the A37 North some 5 miles from the park.

DIRECTIONS

what3words ///shocking.operation.luck

LOCAL AUTHORITY

Dorset Council Tel: 01305 221000
Business Rates: TBC

ENERGY PERFORMANCE CERTIFICATE

TBC

JOINT AGENTS

For more information and an appointment to view please contact either of the agents:

Chesters Harcourt
David Foot 07825 525055
David.foot@chestersharcourt.com



Symonds & Sampson
Jan Merriott 01305 261008
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CODE FOR LEASING BUSINESS PREMISES

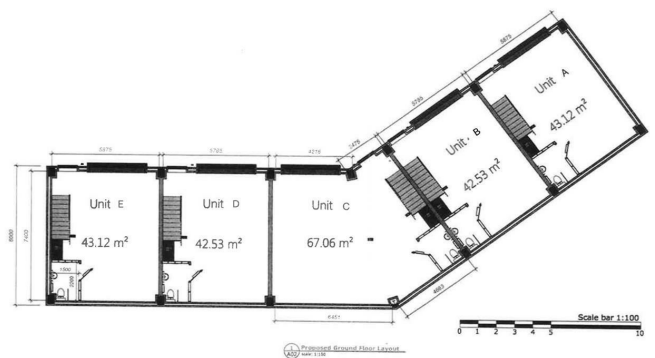
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations 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.



JMT/12/09/24



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