



Unit 13A, Sunrise Business Park, Blandford Forum, Dorset, DT11 8FP

Modern Business Unit and Parking

For Lease - £9,500 per annum

Symonds
& Sampson

ESTABLISHED 1858

Unit 13A, Sunrise Business Park, Blandford Forum, Dorset, DT11 8FP

Modern Business Unit and Parking £9,500pa

- Modern business unit
- Situated on established business park
- 101.63m² / 1,094ft²
- On-site parking for 3 cars

Viewing - Strictly by appointment.
Dorchester Commercial office on 01305 261008

The Property

A modern end-terrace business unit with brick and profiled steel elevations beneath a profiled steel roof with translucent roof lights. The front elevation incorporates a personnel door and separate double doors. There is a fire door to the rear elevation.

The accommodation comprises a ground floor entrance lobby, trade counter, workshop / warehouse, and WC. The first floor provides an office, tea-point, and WC.

There is on-site parking for two cars immediately to the front of the unit and an additional space to the side.

Situation

Sunrise Business Park is located on the north-western edge of Blandford Forum and benefits from proximity to the A350/A354 bypass. There are a variety of occupiers on the estate which forms part of a larger employment area. Blandford Forum town centre is c.2 miles away. Other nearby centres include Poole (15 miles), Dorchester (18 miles) and Salisbury (25 miles).

Directions

From Blandford Forum take the A350 towards Shaftesbury and Warminster. At Sunrise Roundabout take the third exit signed 'Sunrise Business Park'. Turn right into the business park and follow the estate road round to the left. Unit 13A will be found on the right-hand side opposite the entrance to the 'Trimetals' car park.

Services

Mains electricity, water and drainage are connected to the property.

Local Authority

Dorset Council 01305 221000

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.leasingbusinesspremisses.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.

Legal Details

To be advised.

Energy Performance Certificate



JMT 06/02/2024



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