

Unit 1a, St Andrews House, Shoe Lane, Bridport, Dorset DT6 3EX

A soon to be redecorated office unit for let on the St Andrews Trading Estate in Bridport, available immediately.

 457.00 sq ft

- Located on a successful trading estate
 - Near the Centre of Bridport
- On Site Parking
 - Own W.C.

£6,600 Per Annum

THE PROPERTY

A well proportioned, 457 SqFt office space which is available to let immediately.

This is a perfect opportunity for anyone who is looking to move into what will be a newly redecorated office suite. Having excellent connections to the South West of England.

The office consists of four main rooms, an entrance/hallway room and three office rooms, ideal for 6 desks (there is room for more). The unit also benefits from its own W.C. facility (18) SqFt.

Within the unit there is carpeted floor, painted walls and a suspended panel ceiling.

LOCATION

Bridport is located in the Southwest of England in the county of Dorset. Located roughly 3 miles from the sea and only a 3 minute drive into the centre of Bridport. The area has good transport links with the A35 passing right through Bridport. Some of the major towns around the area include, Weymouth (10 miles away), Dorchester (15 miles away) and Lyme Regis (12 miles away). Bridport is surrounded by the scenic beauty of the Dorset Area of Outstanding Natural Beauty, making it a popular destination for tourists.

LOCAL AUTHORITY

Dorset Council Tel: 01305 221000
Business Rates: £3,600

SERVICES

Mains water, sewerage and electricity.

Wifi and Telephone are the responsibility of the Tenant

CODE FOR LEASING BUSINESS PREMISES

DIRECTIONS
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.leasingbusinesspremise.co.uk

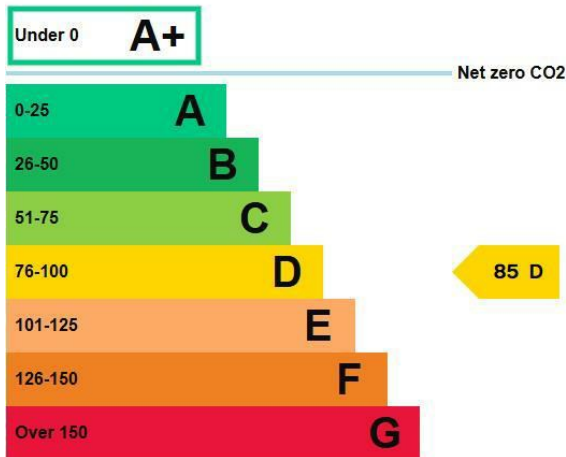
FINANCE ACT 1989

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

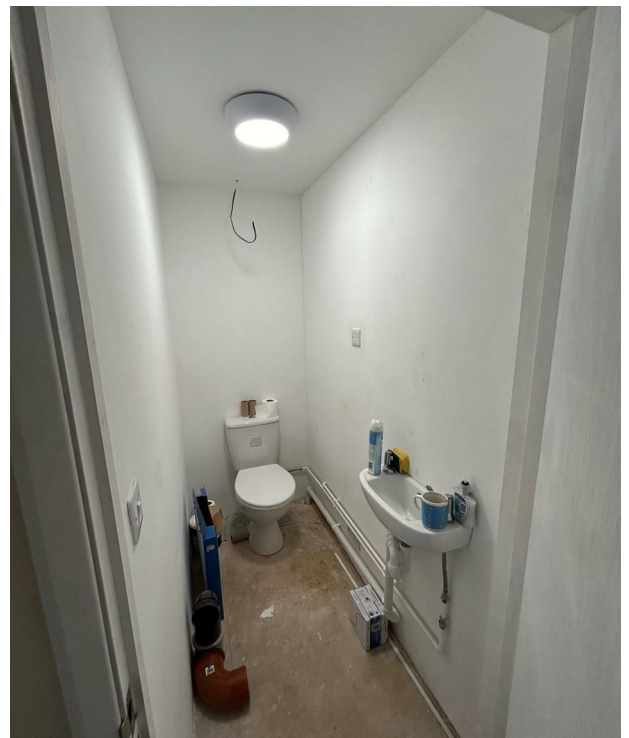
Each party to be responsible for their own legal costs incurred in the transaction.

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



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01305 261008 ext 3

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



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