




First Floor, 19a, Sunrise Business Park, Blandford Forum,

DT11 8ST

Flexible office suite with parking

 895.00 sq ft

- Well fitted out office suite with parking
 - CCTV
- Flexible space and terms available
- Parking
- Available immediately

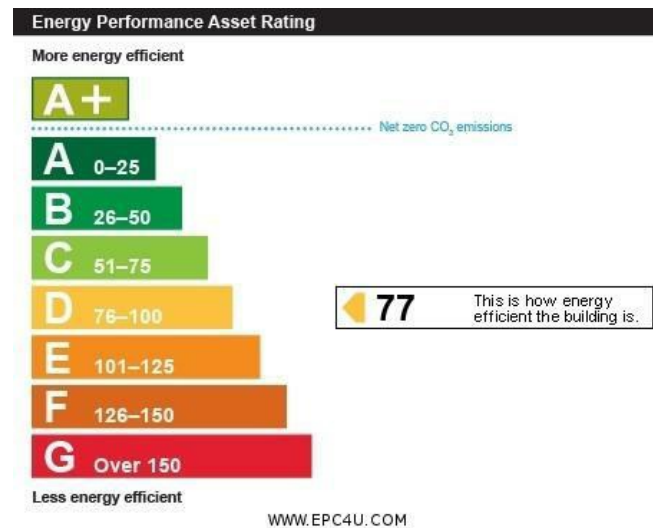
£9,000 Per Annum (or Split £4,000/£5,000 per office)

THE PROPERTY

The two first floor office suites are located within a light industrial building comprising a steel portal frame with plasticised steel elevations. The offices measure 83 sqm (895 sqft) combined or 402 sq ft (£4,000 pa) and 493 sq ft (£5,000) split. The offices benefit from the use of a kitchenette, toilet, computer cabling, CAT-2 lighting, electric heating and two car parking spaces.

SITUATION

Blandford Forum is a Georgian Market Town of great character and charm. The population is approximately 10,000 plus a large resident population at Blandford Army Camp. Within the last decade considerable development of the industrial estate has made the town an important local employment centre. Sunrise Business park is located on the northwestern fringe of the town with easy access to the by-pass. There is a good mix of trades and professions. Blandford Forum is situated on the cross roads of the A350 Bristol to Poole road and the A354 Salisbury to Dorchester Road. The major employment centres of Poole and Bournemouth are easily accessible.



DIRECTIONS

From Blandford Forum, take the A350 Higher Shaftesbury Road. The entrance to Sunrise Business Park is a short distance along on the right-hand side and the building is located in the north-east corner.

SERVICES

Mains water and electricity. Air conditioning unit and computer cabling in both offices.

LOCAL AUTHORITY

Dorset Council

Tel: 01305 221000

Business Rates: RV £8,300 (will qualify for 100% small business rates relief)

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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