

Various Office Suites, Somerleigh Road, Dorchester, DT1 1TL

A number of well presented, town centre office suites available from £4,500 - £9,000pa +VAT



129.00 sq ft - 323.00 sq ft

- Town centre location
- Additional shared facilities
- High quality office suites
- Parking available to let separately

From £4,500 Per Annum

SITUATION

Somerleigh Gate is located within walking distance of Dorchester town centre near to the junction of Somerleigh Road with Prince's Street and is extremely well located in relation to the facilities and amenities to be found in the town. Dorchester is well positioned centrally within the County and is close to the A35 trunk road connecting central Southern England and the West Country. Bridport 16.5 miles, Yeovil 20 miles, Poole 24 miles, Bournemouth 28 miles.

THE PROPERTY

A number of office suites are available at Somerleigh Gate in the heart of Dorchester. Beautifully presented suites and public areas in an iconic building with full kitchen facilities. Suites are available from 12 to 30 sqm, suitable for 2-8 people.

Male and female lavatory facilities are located on the ground and first floors. Meeting room facilities - one comfortable room is available by advance booking. There may be a charge for use.

SERVICES

All heating, lighting and power is included except business rates.

WiFi and telephone is responsibility of the tenant.

PARKING

Spaces, when available, are charged on a 3 month contract of £100 each. All visitors to the building can use the visitors bay across the way, on a first come first served basis.

LEASE AND FEES

New leases on flexible terms available to approved tenants. Tenants will be responsible for internal maintenance and repairs.

The rent is inclusive of all charges including electricity, water and drainage, buildings insurance and maintenance including cleaning of communal areas. Business Rates are payable in addition. Rent is payable by BACS monthly in advance. 5% year on year increase.

Deposit: £250 plus two months rent in advance.

Legal fees: £250 plus VAT

Value Added Tax is payable on all rents and charges unless indicated.

LOCAL AUTHORITY

Dorset Council

Tel: 01305 221000

Business Rates: Each suite is individually assessed for Business Rates and this is subject to small business rate relief.

CODE FOR LEASING BUSINESS PREMISES

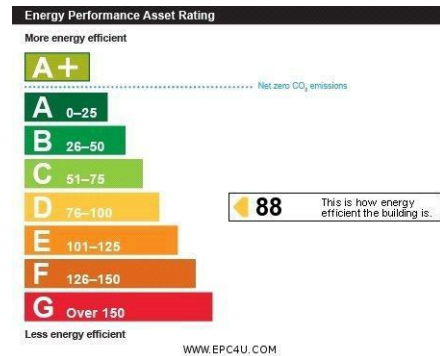
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations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