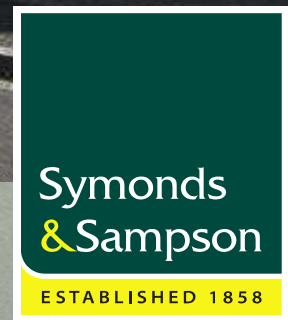




Ansbury House Annex, Pendruffle Lane, Poundbury, Dorchester, DT1 3WJ

For Lease versatile 3,000sqft premises - **£37,500 per annum (plus VAT)**



Ansbury House Annex
Pendruffle Lane, Poundbury, Dorchester,
DT1 3WJ

For Lease versatile 3,000sqft premises

- Unique Poundbury Premises
- 3,000 sq ft all on the ground floor
- Off street parking for 12 cars

Accommodation
Please see floor plan.

Viewing
Strictly by appointment.
Dorchester Commercial office on 01305 261008





The Property

For Lease are these unique premises on the renowned Duchy of Cornwall's development at Poundbury Dorchester that provide 2,981sqft (277m2) on one floor.

Currently fitted out as a health centre with reception areas and individual offices, with wider spaces that could be opened up if required. To the south of the building is off street parking for approximately 12 cars.

Current planning will be an open E use although consents may be required from the Duchy of Cornwall for certain uses.

RV £27,750 (with effect from 1 April 2023)

Situation

The property is situated in Pendruffle Lane close to the famous Dorchester Chocolate factory with the rear of the premises fronting the Parkway, main road through Poundbury.

Directions

From the western roundabout on the A31/A35 trunk road follow the road into town taking the second exit at the first roundabout which is the Old Bridport Road. Follow this road east past the Buttermarket and turning right into Pendruffle Lane at the fountain and opposite Active Mobility. Follow the road around past the Chocolate factory and the property is in front of you.

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

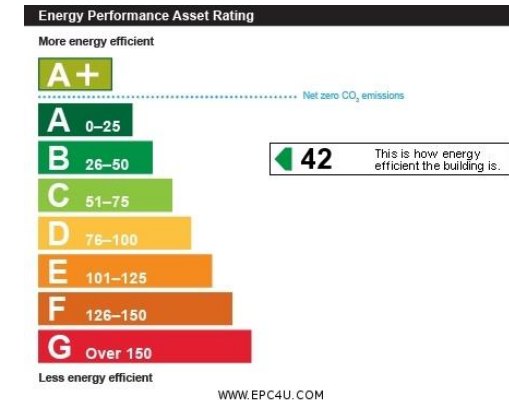
Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending

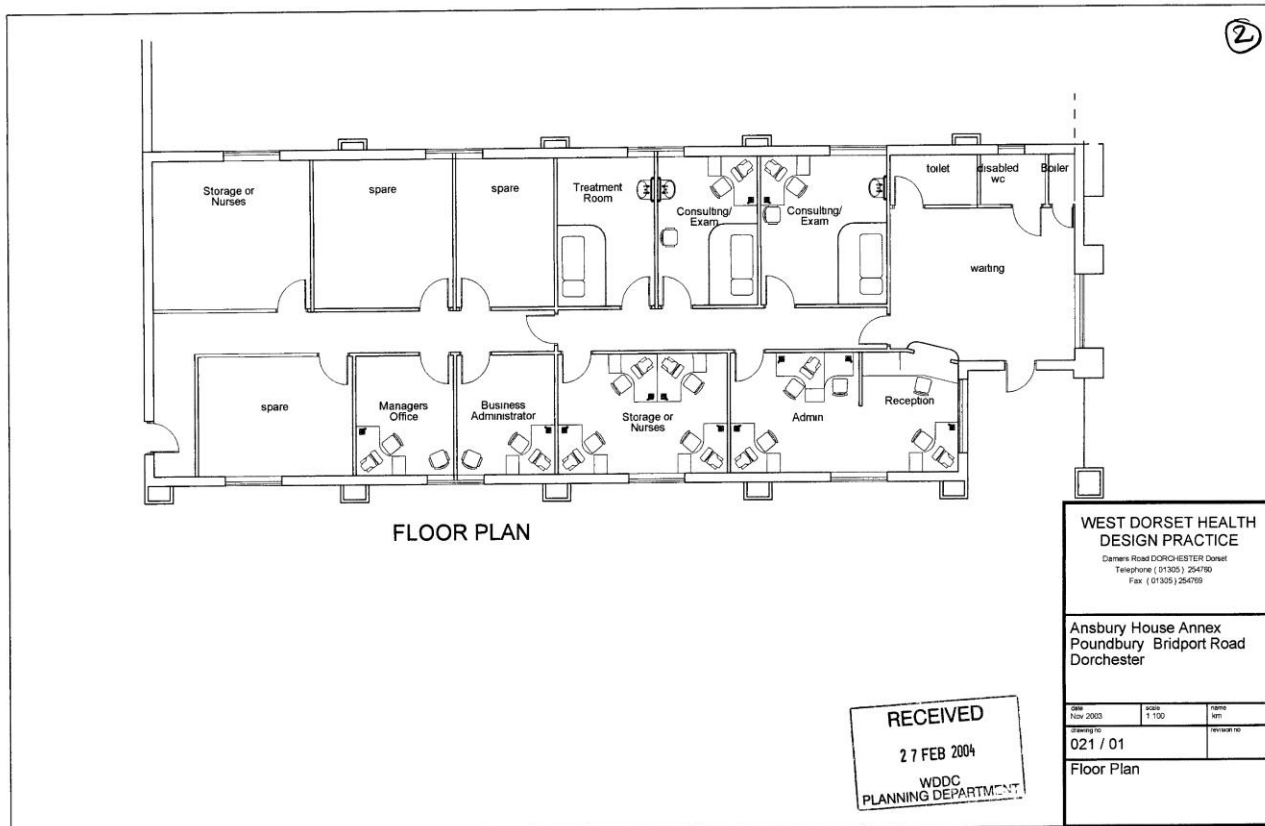
purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

Legal Costs

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

Energy Performance Certificate:





JMT/24/01/23



01305 261008

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PLANNING

LETTINGS