

# DORSET BUSINESS PARK

**TO LET**

BUILDING D, DORSET BUSINESS PARK, WINTERBOURNE WHITECHURCH, DT11 9AS



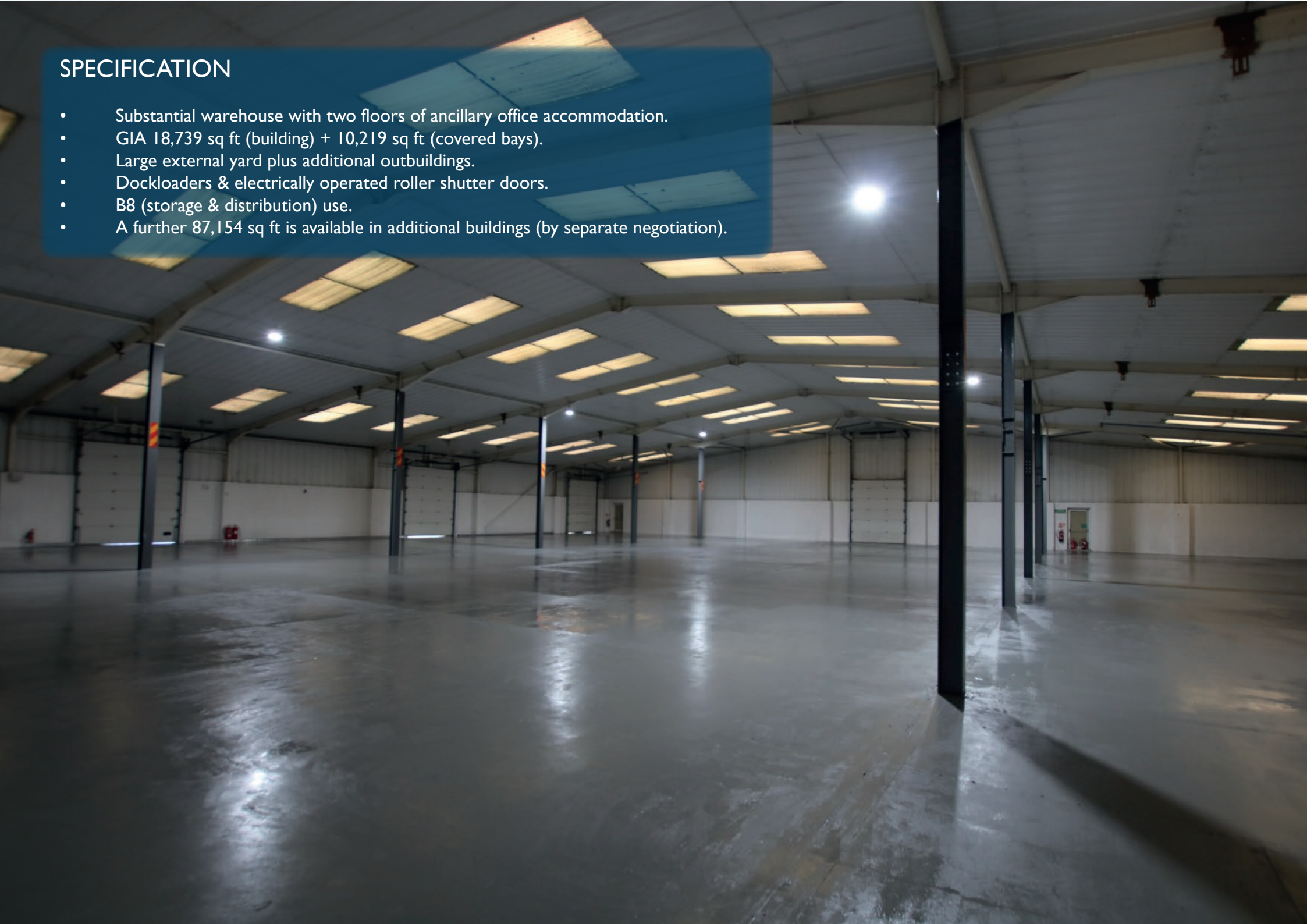
## SUBSTANTIAL REFURBISHED WAREHOUSE PREMISES

18,739 SQ FT (1,741 SQM) BUILDING +  
10,219 SQ FT (949 SQM) COVERED BAYS



## SPECIFICATION

- Substantial warehouse with two floors of ancillary office accommodation.
- GIA 18,739 sq ft (building) + 10,219 sq ft (covered bays).
- Large external yard plus additional outbuildings.
- Dockloaders & electrically operated roller shutter doors.
- B8 (storage & distribution) use.
- A further 87,154 sq ft is available in additional buildings (by separate negotiation).







**TOWER**





## DESCRIPTION

The property comprises a large warehouse building with separate office accommodation provided over two floors. The building includes electrically operated roller shutter doors, dockloaders and extensive external canopies. The property further benefits from a large dedicated yard, parking areas and additional outbuildings. The building has recently been subject to a program of refurbishment works and extends to approximately 18,739 sq ft (1,741 sq m) with an internal eaves height of 4.1m. The external covered bays provide an additional 10,219 sq ft (949.38 sq m) of accommodation.

The site is accessed via a security gate and is served by good quality internal access roads, with attractive and well maintained landscape areas.

## TENURE

The premises are available by way of a new full repairing and insuring lease for a term to be negotiated.

## RENT

Rent on application to the Agents.

Rent is exclusive of VAT, service charge, building insurance and business rates.



## PLANNING

The site benefits from a planning consent for B8 (storage and distribution) uses. Other uses within Class E(g) will be considered (subject to planning).

## SERVICE CHARGE

A service charge will be payable with respect of CCTV security, management and the upkeep and maintenance of common parts and communal estate roads. Full details available from the agents.

## RATEABLE VALUE

The premises are to be re-assessed for rating purposes.

## EPC

The building has the following EPC Rating: C - 71

## VAT

Unless otherwise stated terms are strictly exclusive of VAT.





## FURTHER INFORMATION



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### FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

### IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

### IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.