



Unit 3, Barnes Croft, Milborne St Andrew, Dorset DT11 0LG

Well appointed, energy efficient business unit to let



1156.00 sq ft

- 1156 sqft
- Modern, energy efficient building
- Parking
- Well appointed business unit/office
- Over two levels

£9,250 Per Annum

THE PROPERTY

Unit 3 Barnes Croft is a very well appointed business unit totalling 1156sqft (107.74m2) gross internal over 2 floors (70.40m2 ground and 37. 27m2 first)

With good natural light and a pleasant rural outlook the premises will suit organisations looking for easy access to the rest of the County.

The premises have been relatively recently constructed to high insulation standards including triple glazing and mechanical ventilation system to provide low cost background heat.

With a kitchen and wet room, the premises are computer cabled across both floors.

Rental £9,250pa plus service charge and insurance to include window cleaning and estate maintenance (costs on application)

LOCATION

The property is located at the north western edge of the village in a location with good views across the fields to the north.

The village has a good community with village shop, pub and primary school and is strategically well placed for easy access to Poole, Blandford and Dorchester,

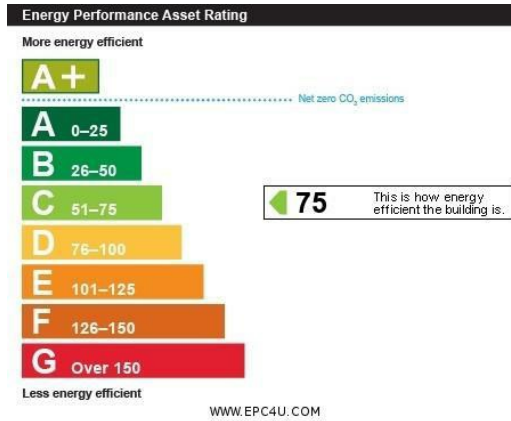
DIRECTIONS

The property is situated between Dorchester and Blandford off the A354 in the village of Milborne St Andrew. Once in the village take the Milton Abbas road north and after approximately 800m after the village shop and school turn left into Coles Lane. Follow this road up the hill onto the private road and the property is on the right. The car park is behind the property.

LOCAL AUTHORITY

Dorset Council: 01305 221000
Business Rates: RV £7,200

ENERGY PERFORMANCE CERTIFICATE



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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