




Unit 20 D7, Enterprise Park, Piddlehinton, Dorchester, DT2 7UA

Small unit suitable for storage/workshop on popular business park.

 230.00 sq ft

- 230sq ft business unit
- Parking
- shared toilet/kitchenette
- Cafe and gym on estate

£2,700 Per Annum +VAT (where applicable)

THE PROPERTY

230sq ft storage/workshop available with shared toilet/kitchenette.

SITUATION

Enterprise Park is situated in the lower Piddle Valley close to Dorchester and the A35/A31 at Puddletown.

SERVICES

Electricity is supplied and is metered. (There is no water or drainage to the unit. Toilets and kitchenette facilities are shared. The estate benefits from a cafe and gym and shared parking.

DIRECTIONS

From Dorchester town follow the London Road east out of town turning first left after leaving the urban area on the A3143 marked Piddlehinton and follow the road for 3 miles past the Puddletown junction and turning right into the Estate. Follow the estate road past the gym and around and up the hill and the units are located here.

LOCAL AUTHORITY

Dorset Council
Tel: 01305 221000
Business Rates:
RV £1,375 (will qualify for 100% small business rates relief)

CODE FOR LEASING BUSINESS PREMISES

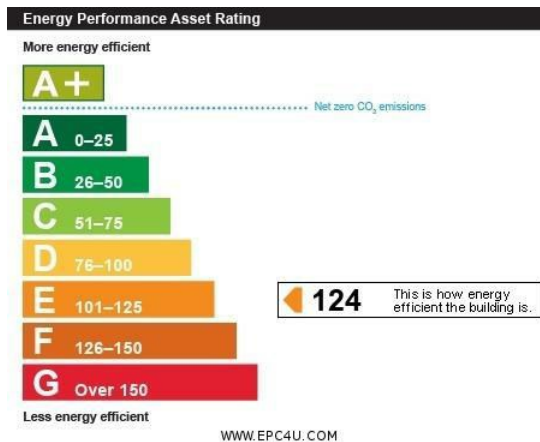
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations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



JM/07/11/24



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