



8a Parkway Farm, Middle Farm Way, Poundbury, Dorchester, DT1 3AR

Quality ground floor office in prominent building in Poundbury.

For Lease - £22,500 per annum plus VAT



8a Parkway Farm, Middle Farm Way, Poundbury, Dorchester, DT1 3AR

For Lease - £22,500 per annum plus VAT

- Quality 1,800 sq ft office in prominent building in Poundbury
- Self-contained ground floor office with door entry system
- Allocated parking available

Viewing - Strictly by appointment.
Dorchester Commercial office on 01305 261008

The Property

This energy efficient office building was completed in September 2018 and the accommodation is finished to a very high standard throughout. The ground floor office space benefits from large double-glazed windows providing a good natural light, with diffused low energy LED office lighting and suspended ceiling tiles throughout. It has a gas fired heating system, independent heating controls and its own male and female toilet facilities (one disabled access). There is a kitchen area with a stainless-steel sink unit and cupboards. The floors are finished in fibre bonded carpet. The entrance to the building is served by a remote electronic door entry system, there is a shared staircase and a passenger lift.

The property has allocated parking available with separate meeting room with glazed panelling.

Potentially available with furniture package at a small extra cost.

Accommodation:

Ground Floor - 1,800 sq ft (168 sq m) NIA (useable floor 158.40 m²) (1,705 ft²)

Rateable Value:

£16,000

Situation

Poundbury forms part of the Duchy of Cornwall's estate on the western fringe of the county town of Dorchester. Poundbury is growing rapidly in response to market demand and will eventually add around 5,000 people to the existing town of Dorchester. There are already a number of major employers on the development with further phases under discussion. The town centre is within 2 miles to the east and access to the A35

bypass is excellent. Retail and eating facilities are available on the development. The site is prominently located on Parkway (B3150) which is accessed from the A35 Bridport Road.

Services

Independently metered mains water, gas and electric. Gas fired central heating. There is also an external cable suitable for electric car charging units.

Local Authority

Dorset Council 01305 221000

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

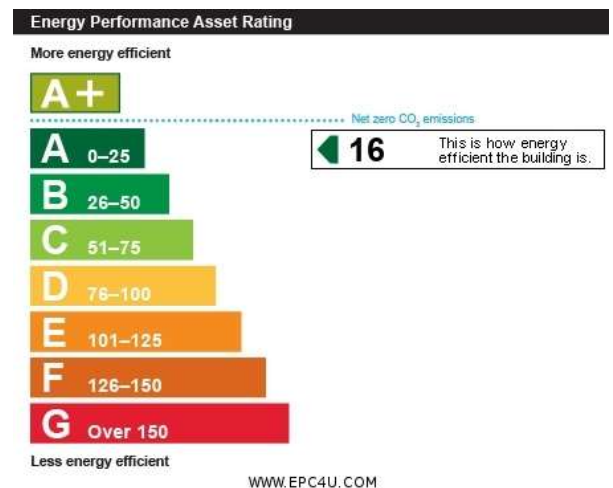
Finance Act 1989

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/03/04/2024



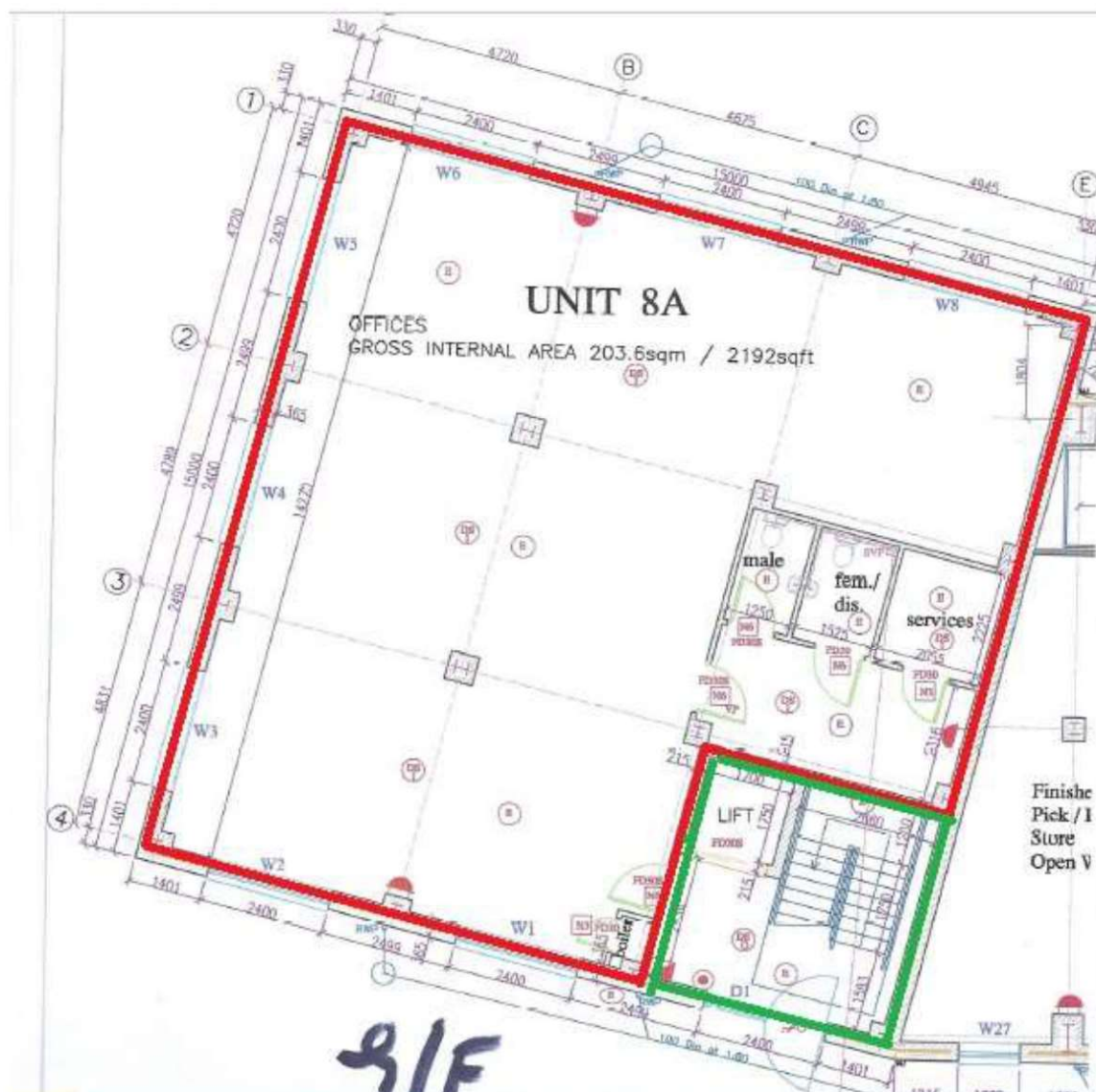
01305 261008

Symonds & Sampson LLP
Burraton House, 5 Burraton Square,
Poundbury, Dorchester, DT1 3GR
dorchester@symondsandsampson.co.uk
www.symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.



Floorplan



01305 261008

Symonds & Sampson LLP
Burraton House, 5 Burraton Square,
Poole, Dorchester, DT1 3GR
dorchester@symondsandsampson.co.uk
www.symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

**Symonds
& Sampson**
ESTABLISHED 1858



SURVEYS

VALUATIONS

PLANNING

LETTINGS