

Symonds  
& Sampson



Suite 3, Stowey House, Bridport Road, Poundbury, DT1 3SB

Ground floor modern office accommodation with allocated parking

£18,500 Per Annum



## Suite 3

Stowey House  
Bridport Road  
Poundbury  
Dorchester DT1 3SB



1846.00 sq ft

- Modern office accommodation
  - Dedicated parking
  - Passenger lift
  - Prominent location

£18,500 Per Annum

Yeovil Commercial  
01935 423526  
yeovil@symondsandsampson.co.uk





## SITUATION

Stowey House is located on the Duchy of Cornwall's celebrated development known as Poundbury which is located on the western side of the County Town adjacent to the A35 bypass and approximately 2 miles from the town centre. Poundbury is growing rapidly both residentially and commercially in response to healthy demand which has attracted a number of major employers and local businesses employing in excess of 2,000 people. Stowey House is located on Bridport Road, which is the main spine road of Poundbury and is in close proximity to the local businesses.

## THE PROPERTY

Stowey House is a two storey purpose built 1,846 sqft (171sqm) office building of traditional brickwork construction which benefits from 8 dedicated car-parking spaces to the rear of the building in a landscaped and walled courtyard. Suite 3 benefits from a kitchenette, communal male and female WCs, a lift and central heating. It is fully carpeted with blinds at the windows and perimeter trunking.

## LEASE

The premises are available to let by way of a new full repairing and insuring lease incorporating upward only open market rent reviews every 3 years. 6 months rent free available (subject to terms)

## SERVICE CHARGE

A service charge is payable in respect of the upkeep, management and maintenance of common parts within the building and is currently budgeted at approximately £4.95 per sqft per annum plus VAT. Water and gas is included within the service charge

## LOCAL AUTHORITY

Dorset Council Tel: 01305 221000  
Business Rates RV: £19,750

## JOINT AGENTS

Goadsby  
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01202 550110/ 07500 894599  
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## CODE FOR LEASING BUSINESS PREMISES

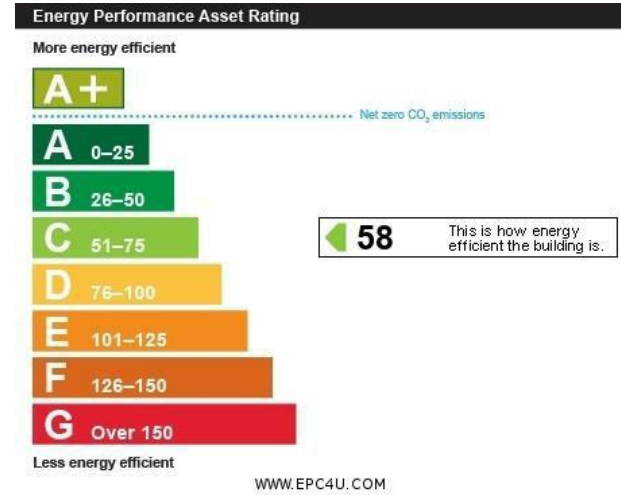
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified Business surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

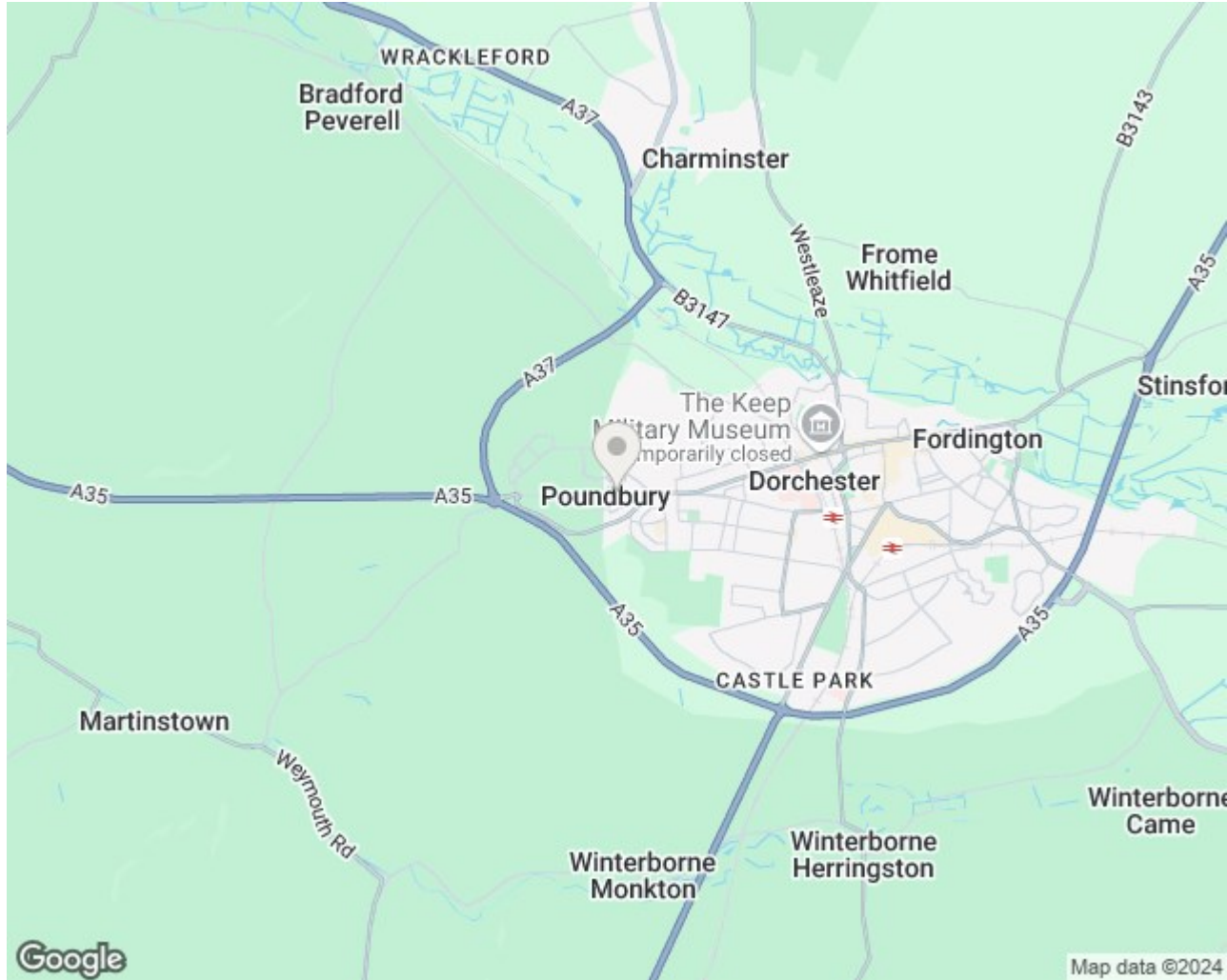
## FINANCE ACT 1989

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/05/12/24



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