


Unit 20, Wind Whistle Way, Winterbourne Kingston, Blandford Forum, DT11 9FF

A modern office unit available to let immediately

 770.00 sq ft

- Recently Constructed
- Dedicated parking
- Purpose built office space
- Flexible leasing terms

£12,000 Per Annum

THE PROPERTY

This 770 SqFt purpose built office space was recently constructed, with a modern focus in mind. This space benefits from excellent natural lighting and becomes the perfect opportunity for any business looking to move or expand. The property is finished with a sleek brick cladding and smart slate roofing.

Internally, the unit is split over two separate floors additionally benefitted with a W.C. and kitchenette facility. Featuring carpeted flooring and white plastered walls.

Ground Floor: 431 SqFt

Frist Floor: 338 SqFt

Connected to the property is a shared garden space which is shared between the units, and can be accessed through the kitchenette.

LOCATION

Winterbourne Kingston is a village located near the town of Blandford Forum in Dorset, about 3 miles (5 km) away. The unit itself is surround by other commercial properties, creating a small yet thriving community within.

SERVICES

Services:

Mains electricity, water and drainage.

PARKING

The unit has designated parking spaces located in front of the side, fire escape exit door.

LEASE DETAILS

New leases on flexible terms available to approved tenants. Tenants will be responsible for internal maintenance and repairs. The rent is inclusive of all charges including electricity, water and drainage, buildings insurance and maintenance including cleaning of communal areas. Business Rates are payable in addition.

LOCAL AUTHORITY

Local Authority:

Dorset Council - Tel: 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

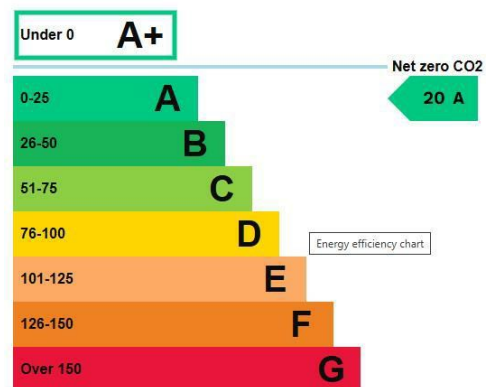
Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.



This property's energy rating is A.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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