

## Unit 6 Butts Pond Industrial Estate, Sturminster Newton, DT10 1AZ

A detached light industrial/workshop with offices and secure yard.

Rent – £20,000 per annum (exclusive)



# Unit 6 Butts Pond Industrial Estate, Sturminster Newton, DT10 1AZ

Viewing - Strictly by appointment.

Dorchester Commercial office on 01305 261008

Light industrial/warehouse unit with offices and yard  
249.60 sq. m (2,687 sq. ft).

## Situation

The Butts Pond Industrial Estate is an established trading estate within the town and a short walk to the town centre. The town has numerous services, a Co-op supermarket, pubs, shops, and cafes and located midway between Shaftesbury, Sherborne and Blandford.

The property is situated at the entrance to the estate and formerly operated as a car repair, sales and MOT garage. Nearby occupiers include Royal Mail, Northover Energy, Wynstay Agri Store, Newglaze Windows and DC Garden Machinery.

## The Property

Unit 6 comprises a detached light industrial unit of steel portal frame construction featuring profile sheet clad elevations and roof that incorporates approx. 10% translucent panels.

Internally the unit provides clear span warehouse/workshop with min. internal eaves height of approx. 4.40 m. There are two full height concertina loading doors to the front, plus a further loading door to the rear, opening on to the secure yard area.

There is also a personnel entrance at the side of the building, leading through to a reception area with office and WC facilities with ancillary mezzanine storage above.

The property features a forecourt loading and parking area plus a secure yard at the rear with gated access. The yard extends to approx. 280 sq. m (3,000 sq. ft.) via an access road at the side, that is shared with the neighbouring unit.

Motor trade is allowed within the unit. Making it an excellent opportunity due to the extensive yard/storage both in front and back of the unit. With the addition of a large internal area and allowance for a dedicated office/reception area.

## Floor Area

The total gross internal floor area is approx. **249.60 sq. m (2,687 sq. ft.)**, excluding the yard.

## Rent

£20,000 per annum

## Services

Mains (three phase) electricity, water, drainage are available. No tests have been carried out in respect of the services and we are unable to comment on the condition.

## EPC

97 – Band D

## Planning

Use Class B2 (General Industrial) and Class B8 (Storage or Distribution). Interested parties are advised to make their own enquiries with the Local Authority in respect of any current permitted and/or proposed use.

## Local Authority

Dorset Council

## Business Rates

Current Rateable Value of £14,250

## 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 - [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

## Lease Details

The property is available to let by way of a full repairing and insuring lease for a term of years to be agreed.

## Legal Costs

Tenant to contribute 50% of the legal costs incurred in the transaction. Each party is to be responsible for their own surveyors' fee incurred in the transaction.

## Finance Act 1989

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

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Finn Rawlings – on 01305 261008



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SURVEYS

VALUATIONS

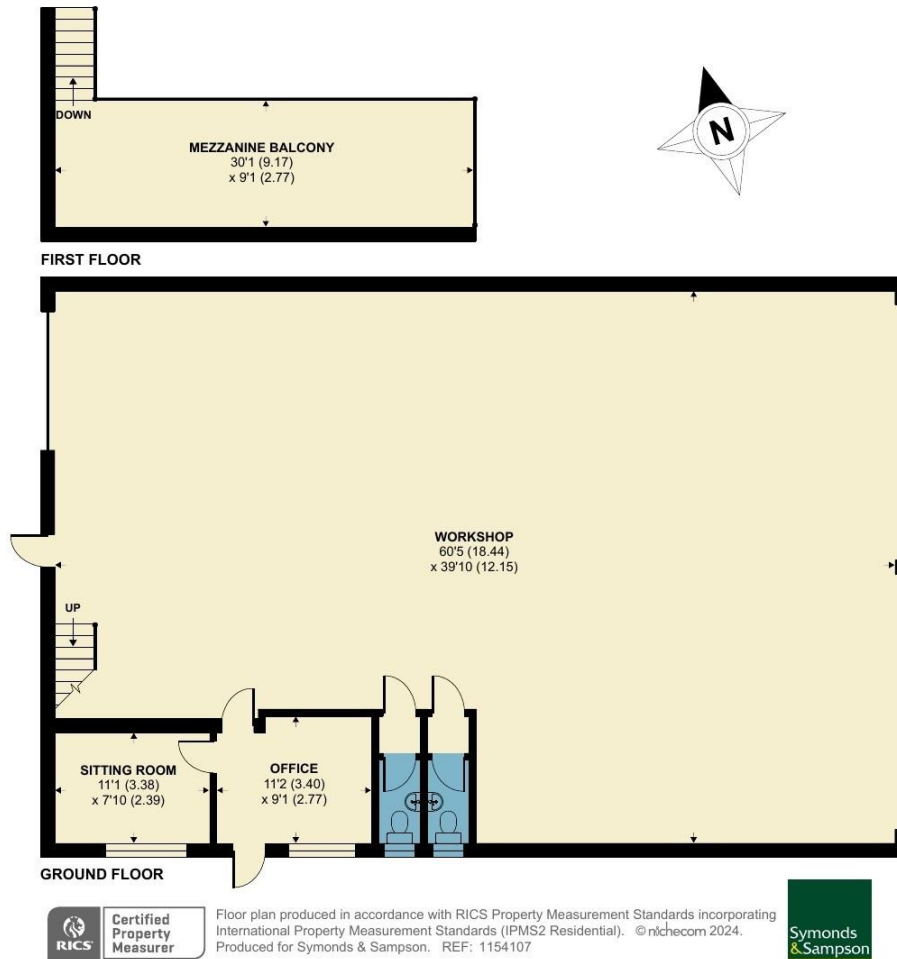
PLANNING

LETTINGS

# Butts Pond Industrial Estate, Sturminster Newton

Approximate Area = 2687 sq ft / 249.6 sq m

For identification only - Not to scale



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