



Trinity House, Trinity Street, Dorchester, DT1 1TT

Four Recently Redecorated Office Units to Let



80.00 - 498.00 sq ft

- Office units ranging from 80SqFt to 498SqFt
 - Excellent transport links
- Good opportunity for small business owners
- Located in the centre of Dorchester
 - A wide variety of local amenities
 - Recently redecorated

Ranging from £2640, £7200 per annum

THE PROPERTY

Four office units to lease suitable for 1 to 4 desks with access to W.C. facilities and kitchenette. The units are located within Trinity house which provides excellent access to Dorchester town centre.

Unit 4, situated on the first floor has a total area of 29.36 SqM (316 SqFt). £6000 p.a.

Units 7 and 8, situated on the top floor, which will be leased together as one unit, have a total floor area of 46.26 SqM (498 SqFt). £7200 p.a.

Unit 9, situated on the first floor has a total area of 7.50 SqM (81 SqFt). £2640 p.a.

Unit 10, situated on the first floor has a total area of 7.40 SqM (80 SqFt). £2640 p.a.

LOCATION

The property itself is located in the centre of Dorchester. A busy and historical area, with a population of over 21,000. Having a variety of amenities all within a 2 mile range of the property. With two rail stations, Dorchester South and Dorchester West both being under a 10 minute walk from Trinity House.

DIRECTIONS

From Dorchester town centre, head east onto London road (B3150), turning onto Trinity Street, head down Trinity Street around 200 meters, Trinity house will be located on the left, opposite the Trinity Club.

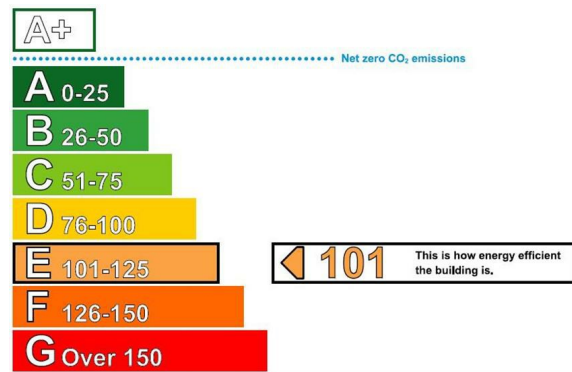
LOCAL AUTHORITY

Dorset Council: Tel (01305) 221000
Business Rates (If Applicable)
Unit 4: RV £3,100
Unit 7 + 8: £3,050
Unit 9: £720
Unit 10: £720

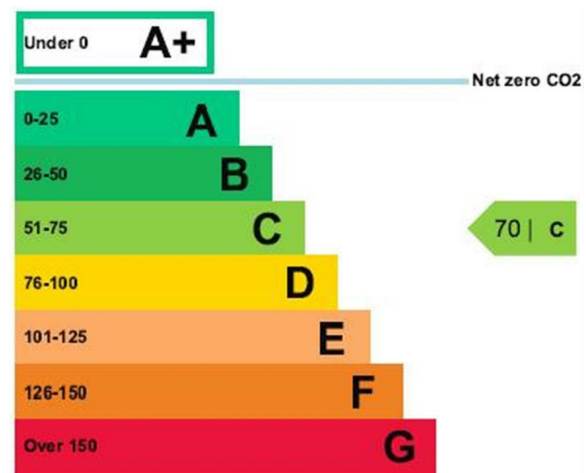
DISCLAIMER

The units will have a fixed rate for the bills and an insurance will be charged.

EPC RATINGS UNIT 4



EPC RATINGS UNIT 7-11



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.leasingbusinesspremise.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.

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