

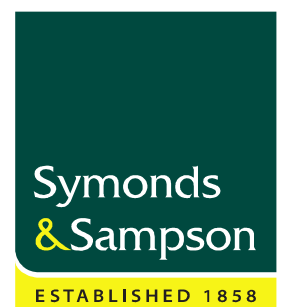


Manor Farm Commercial Units

Milborne St. Andrew, Blandford Forum,
DT11 0JS

Versatile commercial building - To Let

Rent Negotiable Depending on Intended Use



Manor Farm Commercial Units

Milborne St. Andrew, Blandford
Forum, DT11 0JS

- Versatile commercial space
- Suitable for a range of uses including storage, offices and/or workshops
- Flexible terms available

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

The Property

Set in the beautiful Dorset countryside this commercial building presents an opportunity to acquire versatile commercial space with parking. As the units are not yet completed, there is an opportunity to create bespoke business space suitable for a range of purposes. The total floor area of the building is approx 3,090 ft² (288m²)

The rent is negotiable, depending on finish required and/or proposed use. Flexible terms are available.

The property is situated in a peaceful semi-rural location close to the A354 on the outskirts of Milborne St Andrew, within easy reach of Dorchester, Blandford Forum and Poole.

Situation

The property is situated on a farm on the eastern fringes of Milborne St Andrew which is equidistant between Dorchester and Blandford on the A354 (8 miles each way).

The building is also relatively close to the A35/A31 Trunk Road accessed at Puddletown or Bere Regis.

Directions

From Dorchester, take the A354 heading towards Blandford. Enter the village of Milborne St. Andrew, pass all the way through until you get to the top of the hill, once at the top turn right onto Lane End. Follow the road past the football pitch on the left and then take the first right onto Homefield. Once on Homefield drive straight keeping to the left when the road splits. The building will be on your left down the lane.

Services & Business Rates

Mains gas, water, drainage, electric - yet to be connected. Within a fibre broadband area. Business Rates have yet to be assessed.

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.

Lease Details

To be advised

EPC

TBC



RH/29/08/24

01305 261008

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