



## Unit 3, Gold Hill Business Park, Child Okeford, Blandford Forum DT11 8HF

Flexible Business Space

To Let - £17,000 per annum

Symonds  
& Sampson

ESTABLISHED 1858

# Unit 3, Gold Hill Business Park, Child Okeford, Blandford Forum DT11 8HF

**To Let - £17,000 per annum**

- 2,143 ft<sup>2</sup>
- High quality Warehouse/Workshop
- EV charger
- Secure, gated site with CCTV
- Multiple types of use
- Flexible terms available

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

## The Property

A refurbished self contained mid-terrace light industrial workshop/warehouse measuring approximately 2,143 sq ft (199.05 sq m), with parking. The unit is of steel portal frame construction with profile steel cladding, a concrete floor and it comes with EV charging points, kitchen and toilet facilities, with an option for a mezzanine floor for additional storage. The unit is within a secure and alarmed site with CCTV and a security gate.

3 phase electricity supply, LED lighting, ultra fast full fibre broadband connection and a motorized roller shutter door.

Gold Hill Business Park is in a quiet location, some 4 miles from Sturminster Newton, 6 miles from Blandford Forum town, 8 miles from Shaftesbury, 10 miles from Gillingham and 20 miles from Poole.

5.26m eaves, with height under the mezzanine frame of 2.40m.

## Situation

Child Okeford is situated beneath Hambledon Hill, surrounded by countryside designated as a National Landscape. The village is situated well away from main roads and traffic noise and the river Stour with its lush meadows and lightly wooded hillside is to the South. The village has an excellent range of amenities including a shop, post office, two public houses, doctors surgery, primary school, organic shop and church. It is within easy distance of Blandford Forum (6 miles) Shaftesbury, (8 miles) Sturminster Newton (5 miles) and Bournemouth (25 miles). The area is well known for its excellent range of independent and state schools.

## Directions

From Blandford, take the A350 north, past the traffic lights at the junction for Durweston and drive for further 1.9 miles. Turn

left onto Duck Street (signposted Child Okeford) and follow the road for approximately 2.8 miles, where you will find the entrance to Gold Hill Business Park on your left hand side.

## Services

Mains electricity and water services are connected.

## Local Authority

Dorset Council 01305 221000

RV is 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](http://www.leasingbusinesspremises.co.uk)

## Finance Act 1989

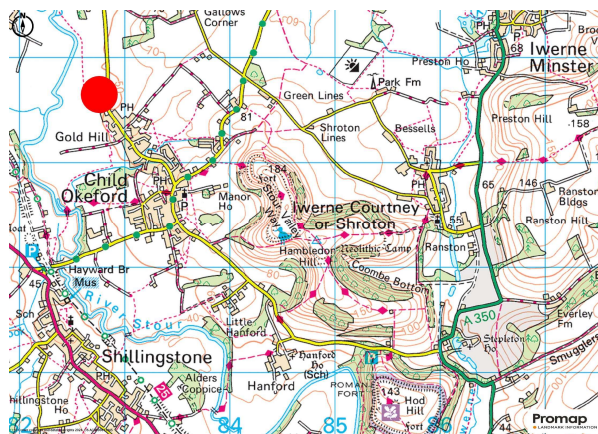
Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

## Legal Costs

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

## Energy Performance Certificate

Energy Rating: 54 (C).



24/10/2024 RH



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