




Ambassador Business Park, Shaftesbury Road (A30), West Stour, Gillingham, SP8 5SE

For Lease modern portal framed units from 1,450 - 11,061 sqft.

From £14,000 Per Annum

Ambassador Business Park,
Shaftesbury Road (A30)
West Stour
Gillingham
SP8 5SE

 1450.00 sq ft

- Modern lofty business units
- 135m² (1450sqft) to 1027.6m² (11,061sqft) incl mezz
- Rents from £14,000pa
- Roller door access and high eaves

From £14,000 Per Annum

Dorchester Commercial
01305 261008 ext 3
commercial@symondsandsampson.co.uk



THE PROPERTY

These modern portal framed units are available in single units or as a combination from 1,450 sqft up to a total of 11,061 sqft of space, including the mezzanines if all 4 are taken.

UNIT 2

Unit 2 is 18 x 15 m (270 sqm) mezzanine of approx. 148.5 sqm including offices of 28 sqm
Rent: £23,250pa (2,900sqft)
Roller door access high eaves and WC facilities

UNIT 3

Unit 3 is 18 x 7.5m (135 sqm) with mezzanine platform of 18.55 sqm
Rent: £14,000pa (1,450 sqft)
Roller door access, high eaves and WC facilities.

UNIT 4

Unit 4 is 18 x 7.5m (135sqm) with a mezzanine platform of 18.55sqm
Rent: £14,000pa (1450sqft)
Roller door access with high eaves and WC facilities.

UNIT 5-6

Unit 5-6 is 18 x 15sqm (270 sqm) with mezzanine platform office 32sqm and separate WC block.
Rent: £23,250pa (2900sqft)
Roller door access with high eaves and WC facilities.

SITUATION

The units are very well located on the A30 between Shaftesbury and Sherborne but with good access via Gillingham to the A303.

DIRECTIONS

The premises are well located and visible on the A30 Trunk road between West Stour and Henstridge and quite close to the junction to Henstridge Marsh and Gibbs Marsh Industrial Estates. Simply follow the A30 east from the Henstridge traffic lights and after 2 miles pass the junction to the estates. After approximately 1-2 miles further Ambassador Industrial Estate is on your right on the south side of the road.



SERVICES

Mains electricity, water and drainage.

LOCAL AUTHORITY

Dorset Council Tel: 01305 221000

Business Rates:

Unit 2, 3 & 4 TBC

Unit 5-6: RV £19,750

ENERGY PERFORMANCE CERTIFICATE

TBC

CODE FOR LEASING BUSINESS PREMISES

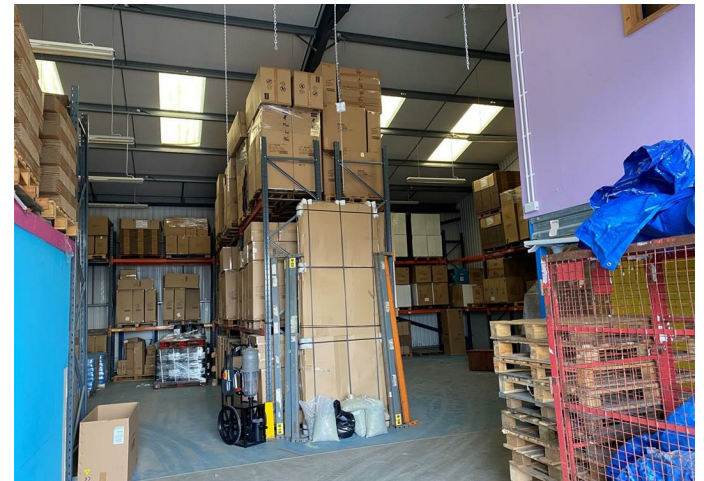
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- www.leasingbusinesspremises.co.uk.

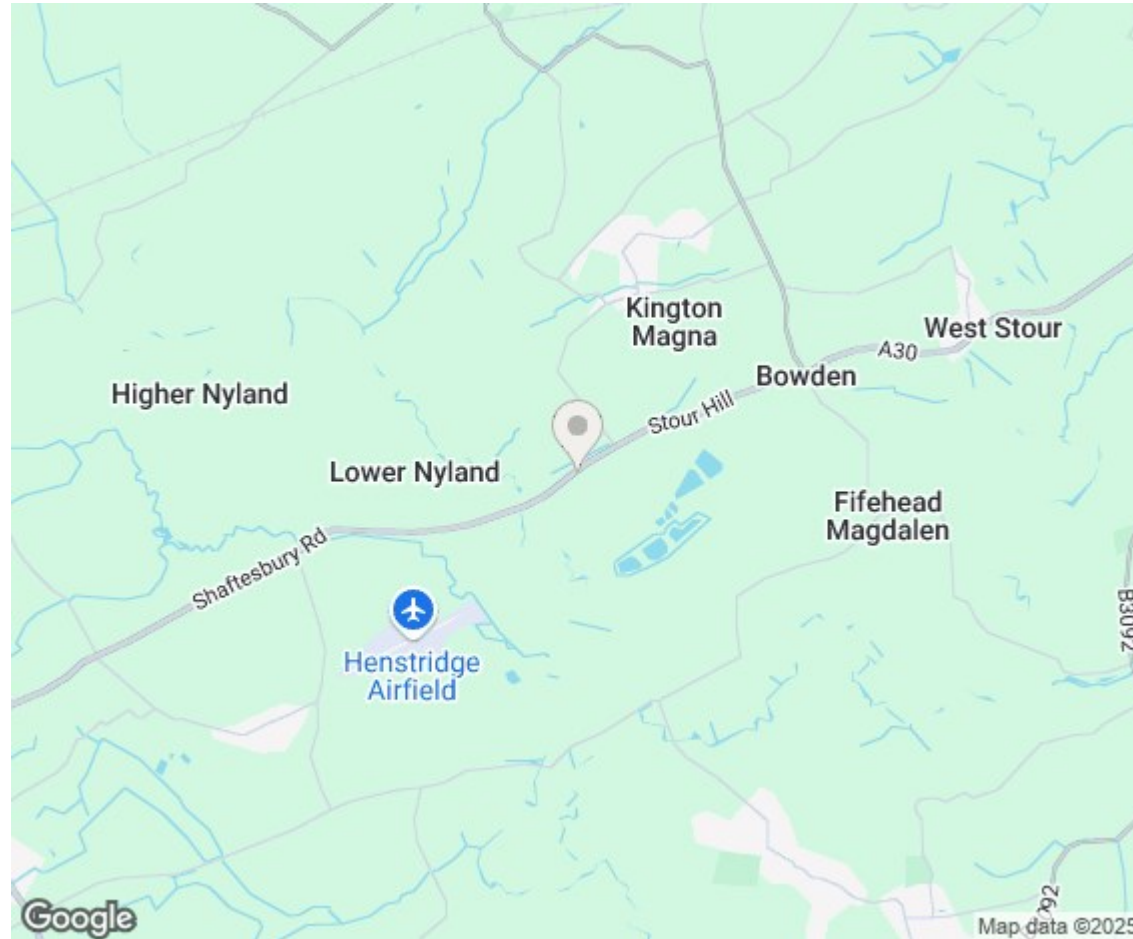
FINANCE ACT 1989

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.





JM/21/01/25



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