



## Unit B, North Dorset Workshops, Kingston, Hazelbury Bryan, Dorset, DT10 2DT

Modern Business Unit

For Lease - £15,600 per annum

Symonds  
& Sampson

ESTABLISHED 1858

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**For Lease - £15,600 per annum**

- Modern business unit
- 1500 sq ft
- Roller shutter door
- Good natural light

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

## The Property

North Dorset Workshops comprises a mix of storage and workshop buildings.

Unit B totals 1500 sq ft with roller shutter door and steel frame with concrete apron to the front. It is available to let immediately.

Available on lease of 1 year or more.

## Situation

North Dorset Workshops are located close to Hazelbury Bryan with its various facilities including public house, village shop and primary school.

## Directions

From Sturminster Newton take the A357 towards Lydlinch and then turning towards Hazelbury Bryan at the top of the hill. After approximately 3 miles and after the settlement of Woodrow, the estate is on the right hand (north) side of the road. Alternatively, from Hazlebury Bryan take the Sturminster Road and after 1 mile (and after Kingston) the estate is on the left.

## Local Authority

Dorset Council 01305 221000  
Business Rates: RV £8,400

## 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

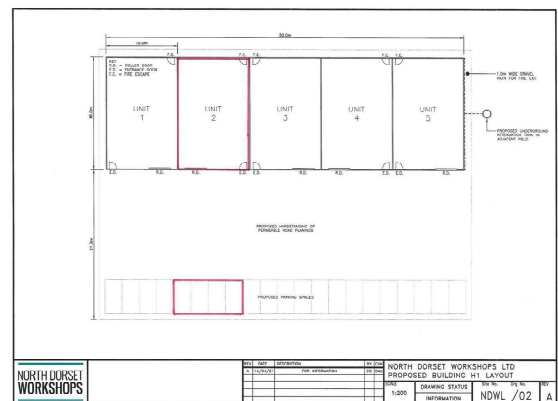
Each party to be responsible for their own legal costs incurred in the transaction.

## Legal Details

To be advised.

## Energy Performance Certificate

To be Confirmed.



JM/23/08/2024



01305 261008

Symonds & Sampson LLP  
Burraton House, 5 Burraton Square,  
Poundbury, Dorchester, Dorset, DT1 3GR  
commercial@symondsandsampson.co.uk  
www.symondsandsampson.co.uk

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