



The Old Dairy, Lower Rowe, Holt, Wimborne, Dorset, BH21 7DZ

Flexible Business Space

For Lease - £POA

Symonds
& Sampson

ESTABLISHED 1858

The Old Dairy, Lower Rowe, Holt, Wimborne, Dorset, BH21 7DZ

For Lease - £POA per annum

- 2,155 ft²
- Multiple types of use
- Sub-letting possible
- Flexible terms available
- An opportunity to develop bespoke business accommodation to suit your needs.

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

The Property

A unique and rare opportunity to lease a detached single storey building currently divided into several storage units totalling approximately 2,155 sq ft. The buildings have scope to be converted into office space, to suit the requirements of the tenant. They benefit from ample off-road parking as well as the ability to sub let.

Flexible terms are available to allow a prospective tenant scope to convert and develop the space to suit their use. Rent is negotiable and will be determined subject to the tenant's requirements and longevity of tenure.

Situation

Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081. The property is in a tranquil semi-rural setting, with good access.

Directions

From Wimborne, take the B3078 (Cranborne Road) travelling north for approximately 1.2 miles. Turn left into Furzehill and drive for further 1.2 miles, take Holt Lane for a further 1 mile before turning slight right onto Holt Road. Turn left after 0.5 miles, go straight over the crossroads and the property is on your left-hand side.

Services

Mains electricity and water services are connected.

Local Authority

Dorset Council 01305 221000

RV is to be assessed following completion of the building works.

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.

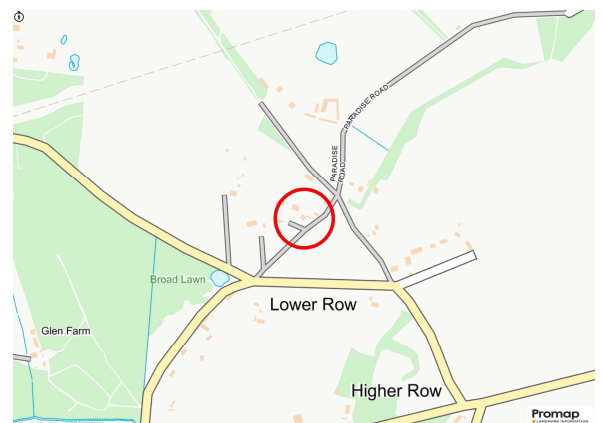
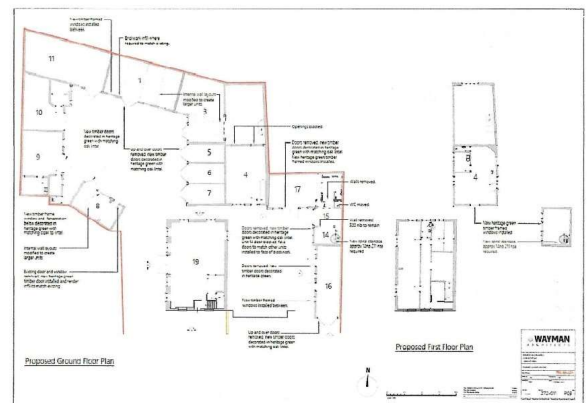
Legal Costs

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

Energy Performance Certificate

EPC is to be assessed following fit-out works.

Ground Floor Plan Proposed (see website for larger version)



RH/16/07/24

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.



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