

Office Suite at Somerleigh Gate

Somerleigh Road, Dorchester, Dorset, DT1 1TL

Fully serviced to a high standard with meeting room facilities. Flexible lease terms. Ideal premises for Start up Business.

To Let: £4,800 pa



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

The Property

Attractive and modern office suite within a period building, converted to a high standard, close to the town centre. Offered unfurnished but have cabling for phone/internet which is not included. (Some furniture may be available if required).

To Let: One office suite is currently available, 13.3 Sqm (143.2 sq ft) with shared kitchen and lavatory facilities.

Suite 8

This office suite is spacious (13.3 sqm), has easy access on the first floor and can easily accommodate four people. Rent £4,800 per annum plus VAT with 5% year on year increase. Deposit: £250 plus two months rent in advance.

Meeting Room Facilities

One comfortable room is available by advance booking. There may be a charge for use.

Situation

Somerleigh Gate is located within walking distance of Dorchester town centre near to the junction of Somerleigh Road with Prince's Street and is extremely well located in relation to the facilities and amenities to be found in the town. Dorchester is well positioned centrally within the County and is close to the A35 trunk road connecting central Southern England and the West Country. Bridport 16.5 miles, Yeovil 20 miles, Poole 24 miles, Bournemouth 28 miles.

Services

All suites benefit from a central heating system to radiators. Fully fitted kitchen facilities. Male and Female lavatory facilities are located on the Ground and First Floors. All heating, lighting and power is included.

Local Authority

Dorset Council 01305 221000

Outside

Parking spaces, when available, are charged on a 3 month contract of £100 each.

All visitors to the building can use the visitors bay across the way, on a first come first served basis.

Rateable Value

£1,575

(subject to 100% small business rate relief for qualifying parties.)

Rent

The rent is inclusive of all charges including electricity, water and drainage, buildings insurance and maintenance including cleaning of communal areas. Business Rates are payable in addition. Rent is payable by BACS monthly in advance.

VAT

Value Added Tax is payable on all rents and charges unless indicated.

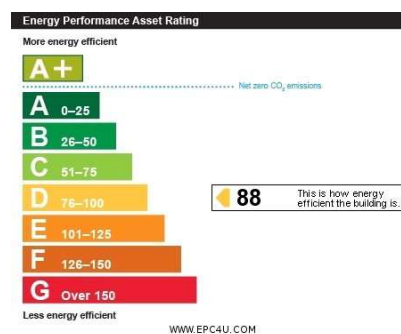
Lease Terms

New leases on flexible terms available to approved tenants. Tenants will be responsible for internal maintenance and repairs. A deposit of £250 is required plus two months rent in advance.

Legal Fees

Tenants will be required to contribute the Landlord's legal costs for preparing and issuing the lease up to £225-250 plus VAT.

Energy Performance Certificate



JMT/06/06/2024



01305 261008

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

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