


Workshop at Athelhampton House, Puddletown, DT2 7LG

 720.00 sq ft

- Available on a new lease with flexible terms
- Excellent connections to significant areas of Dorset
- Sizeable workshop space
- Land adjacent also available to lease

£6,000 Per Annum

VIEWING

Strictly by appointment
Dorchester commercial line on 01305 261008

THE PROPERTY

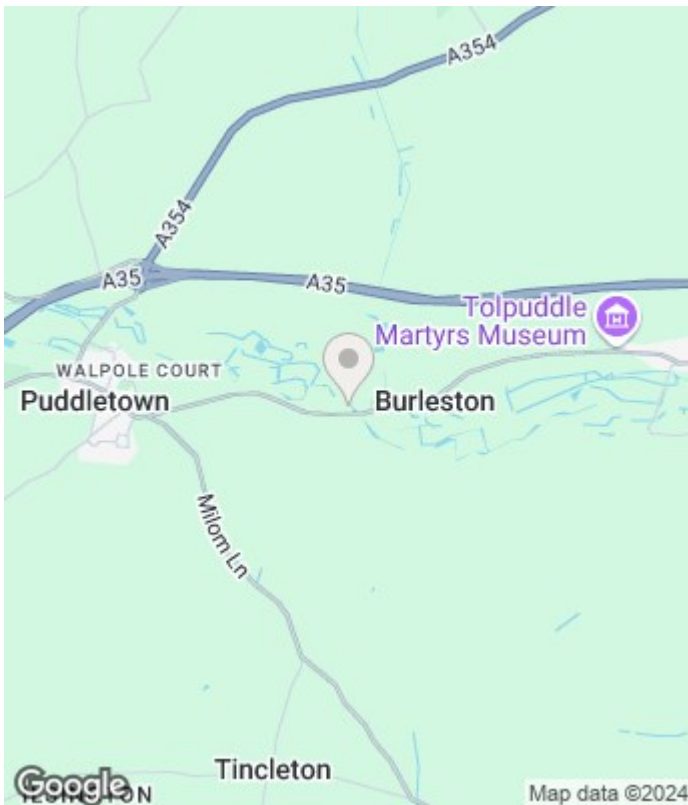
For Lease, a suitable workshop facility located in Athelhampton, outside of Puddletown.

A spacious timber framed unit with concrete flooring is the perfect workshop facility for anyone looking to find a new space or expand. The unit itself is 720 SqFt (66.85 SqM) and benefits from composite profile steel insulated panels for the roof and is well lit through natural lighting and downwards facing LED. It will be leased as an empty unit.

The minimum Eaves are 2.31m and the maximum is 2.80m. With a gate style front entrance with a minimum height of 1.95m and a width of 2.29m.

AMENITIES

The unit benefits from a share W.C. and kitchenette space, which will incur a small service charge fee for the cleaning and any maintenance that is needed to be carried out. (Toilet and sink are connected to an independent water supply and septic tank).



LOCATION

Athelhampton is set in the Dorset countryside, just a few miles from the town of Puddletown, which is itself a charming village. The location is both quiet and picturesque, with views over surrounding farmland and woodlands. It is well connected to the A35 which has going connections onto Blandford, Bournemouth, Dorchester and Weymouth.

UTILITIES

Single phase electricity
Septic tank wastage
Independent water supply

RENT

£6000 per annum (excluding VAT)

EPC

TBD

WHAT3WORDS

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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.leasingbusinesspremise.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.

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