The Old Warehouse, 31 Durngate Street, Dorchester, DT1 1JP

A mixed use retail/office space over three floors in character warehouse in Dorchester town centre.

£22,000 Per Annum

The Old Warehouse,

31 Durngate Street
Dorchester
DT1 1JP

1851.00 sq ft

- Mixed use office/workshop/retail property
- Characterful old warehouse building
- Situated in centre of Dorchester
- Staff breakout area, conference room and WC's
- Available as a whole or in two separate parts from £22,000pa

£22,000 Per Annum

Dorchester Commercial
01305 261008 ext 5
commercial@symondsandsampson.co.uk

THE PROPERTY

The Old Warehouse comprises 3 floors of this character building in Durngate Street, Dorchester that offers various permutations of occupation:
Ground Floor Retail Premises -
The ground floor comprises a retail style unit with shop front with a workshop studio to the rear (available with both internal and separate access). In all around 60sqm of ground floor space with internal stair to first floor.
First Floor -
Versatile space linked to the shop, currently used as a staff break out area. Projects over the front of the shop. 30sqm. Rear corridor to WC print room (7sqm) and conference room (18sqm)
Total net 55sqm approx. Internal stairs to second floor.
Second Floor -
An office floor currently arranged in pod like work stations. Good natural light. 57sqm. Rear access to shared stair and additional 2 WC's.
Available as a whole or possibly in 2 parts from £22,000pa net. Chattels available at extra cost.

SITUATION

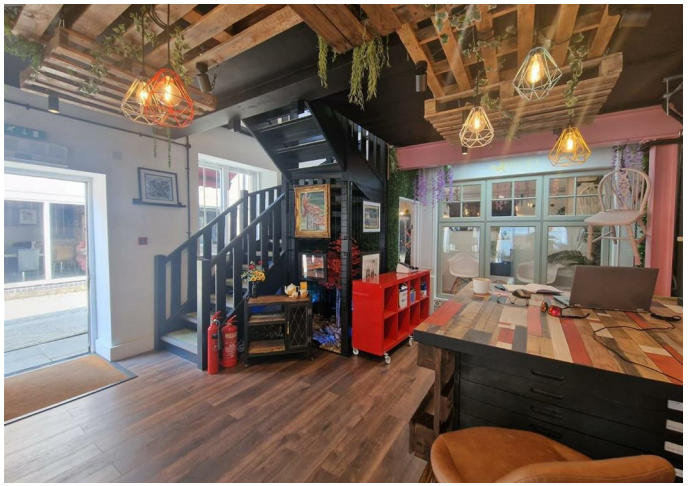
Situated in the heart of Dorchester town centre, Durngate Street is an established mixed-use location combining independent retailers, professional services, cafés and residential accommodation. Linking directly with the town's principal shopping and business areas, the street benefits from strong pedestrian activity and convenient access to nearby public car parking, making it a popular destination for both local residents and visitors. Dorchester is the County town of Dorset, benefitting from two train stations with a direct mainline service to London and Bristol and good road links to Bournemouth and Poole to the East and onto Southampton and the motorway network and Bridport, Lyme Regis and Exeter to the west.

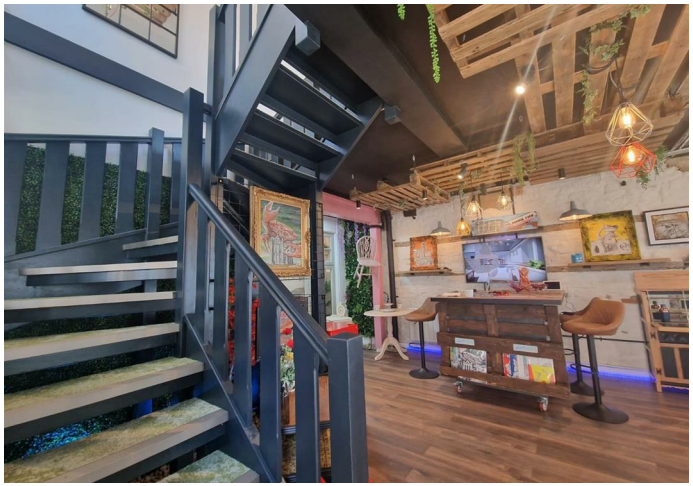
DIRECTIONS

What3words///puppy.amps.hillsides

SERVICES

Mains electricity, gas, water and drainage.





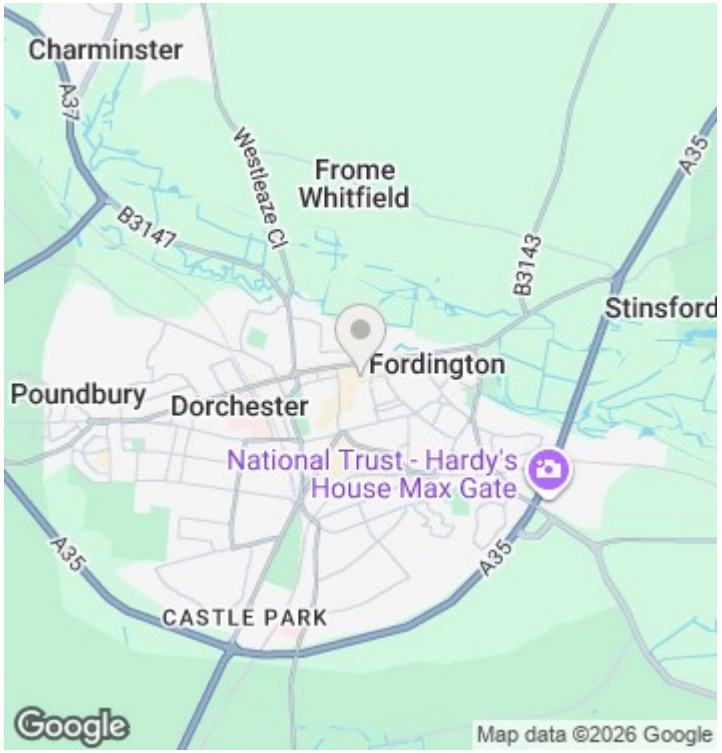
LOCAL AUTHORITY
Dorset Council Tel 01305 221000.
Business Rates: RV Ground and First Floor £13,250
Second Floor £8,100

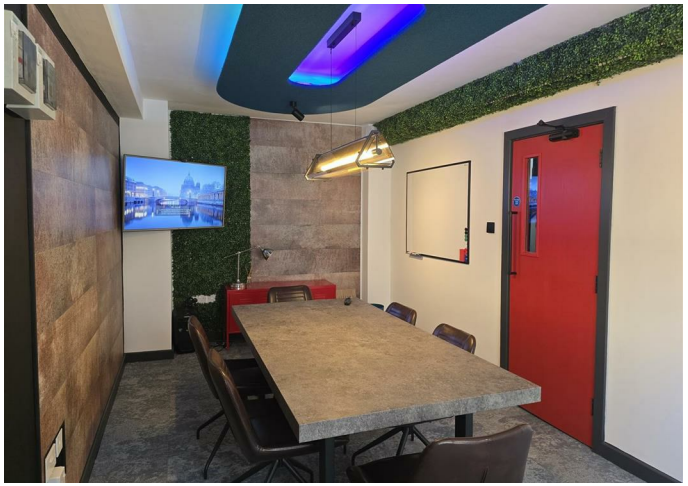
ENERGY PERFORMANCE CERTIFICATE
TBC

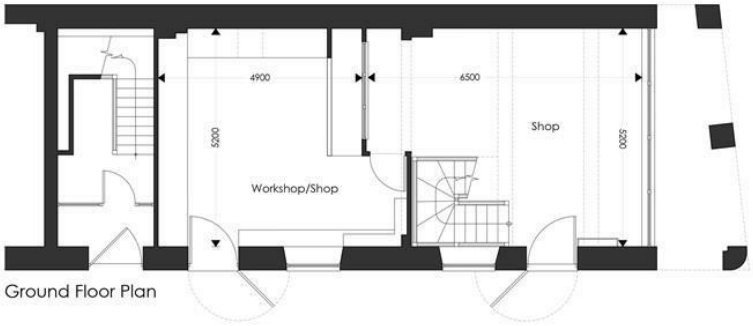
CODE FOR LEASING BUSINESS PREMISES
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional 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.

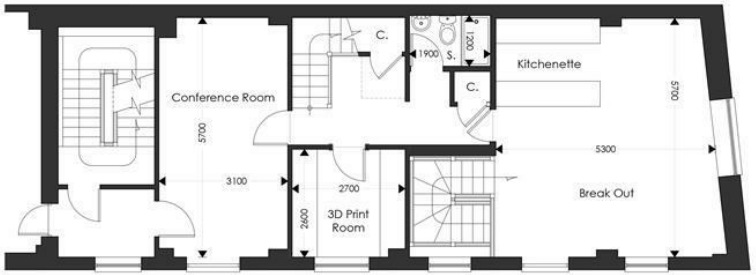
LEGAL COSTS
Each party to be responsible for their own legal costs incurred in the transaction.



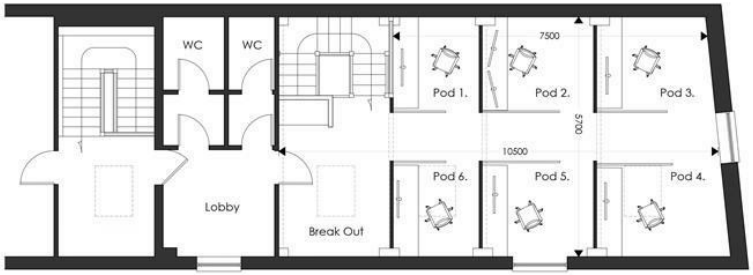




Ground Floor Plan



First Floor Plan



Second Floor Plan

DorCom/JM/03.09.26

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