



TO LET

Industrial/Workshop Building
1254 sq ft (116.50 sq m)

- Workshop with 3 Bays
- Secure Surfaced Yard
- Eaves Height 5.46 Metres

Wincombe Business Park, Shaftesbury

Unit 6B, Wincombe Business Park, Shaftesbury, SP7 9QJ



LOCATION

Shaftesbury is situated within the heart of the Blackmore Vale and serves a wide catchment area with increasing residential and commercial expansion. The town has a resident population of 9,200 (Source: 2021 Census). The town is situated in a commanding position being on the crossroads for the A30 Yeovil/Salisbury and the A350 Warminster/Blandford trunk road, whilst the main A303 is only 8 miles to the north. Salisbury 25 miles, Blandford 17 miles, Poole 31 miles. There are mainline Railway services available at Gillingham (8 miles) and Tisbury (4 miles).

Wincombe Business Park is situated on the northern edge of Shaftesbury with direct access onto the A350 Shaftesbury to Warminster Road.

DESCRIPTION

Unit 6B comprises an industrial/workshop building with a self contained secure yard. The building is of steel frame construction with profile sheet cladding to walls and roof. The building has 3 workshop bays, each serviced by an up and over shutter door. The unit has office and WC accommodation.

Externally, there is a self contained yard area.

PLANNING

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Dorset Council, Nordon, Salisbury Road, Blandford, DT11 7LN. Tel: 01258 454111.

Money Laundering Regulations Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

ACCOMMODATION

Workshop Building **1254 sq ft** (116.50 sq m)

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Centre.

RENT

£22,000 per annum exclusive.

VAT

VAT is not payable on the rent.

BUSINESS RATES

To be assessed.*

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

SERVICES

Mains electricity (3 phase), water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

ENERGY PERFORMANCE

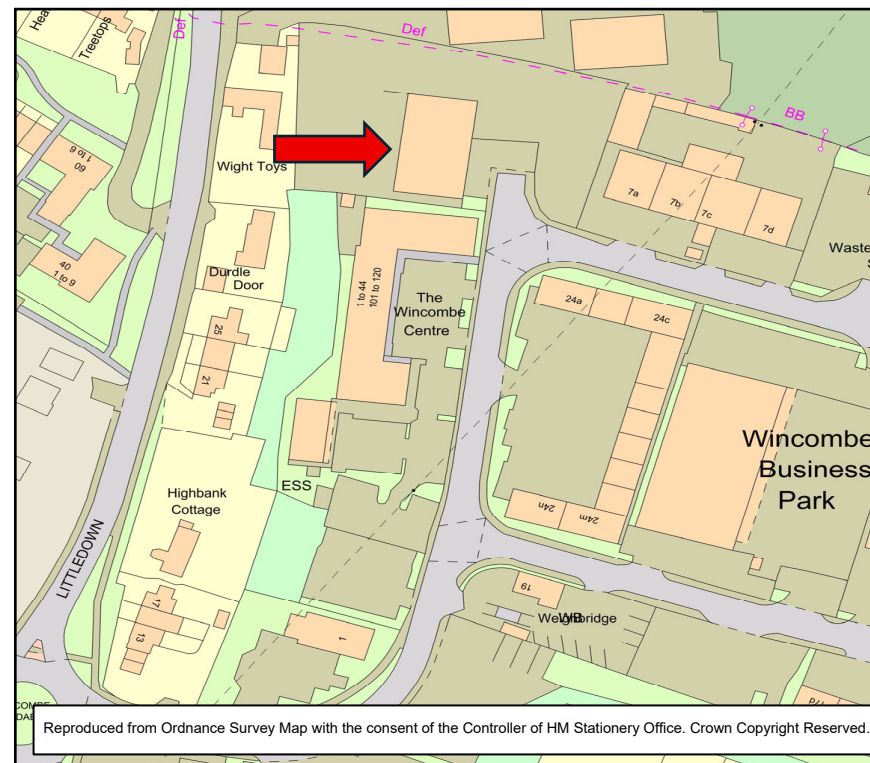
The property has an EPC rating of C70.

VIEWING

Strictly by appointment only.

Ref: DS/JW/14359-6B

Code for Leasing Business Premises As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which 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 the RICS web-site, www.rics.org.



Disclaimer Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.

Ground Floor

Approx. 116.5 sq. metres (1254.3 sq. feet)



Total area: approx. 116.5 sq. metres (1254.3 sq. feet)