


## Unit 1, The Big Tree Farmhouse, Thornicombe, Blandford Forum,

The property comprises timber frames, profile steel cladding with concrete flooring, suspended lights and loading doors. There is foam insulation on the ceiling. The external yard area is concrete with a large secured gated entrance.

 4988.00 sq ft

- Flexible Terms
- Parking

- Secured Entrance
- Rural Setting

£22,000 Per Annum

## THE PROPERTY

The property comprises timber frames, profile steel cladding with concrete flooring, suspended lights and loading doors. There is foam insulation on the ceiling. The external yard area is concrete with a large secured gated entrance.

Unit 1 has the following approximate gross internal floor area: - 463 m<sup>2</sup> (4,988 ft<sup>2</sup>).

## SITUATION

Unit 1 is part of 3 units that are all attached to each other and are located in a secure gated yard which is situated behind a hedge line and forms part of Sparrow Bush Farm in the small village of Thornicombe. The location enjoys views of surrounding countryside and has direct highway access.

## OUTSIDE

You enter via a gated courtyard area which is laid to concrete, good for loading and unloading of goods and plenty of turning space.

## DIRECTIONS

The property at Unit at Sparrow Bush Farm, Thornicombe is conveniently located just a short distance north of Blandford Forum, with easy access via the A350, one of the main arterial routes linking Blandford to Shaftesbury to the north and Poole to the south. From Blandford, the journey follows the A350 before turning onto the local Thornicombe road network, providing a simple and direct approach into the hamlet. Its position makes it well connected to wider Dorset, with the A354 giving routes toward Dorchester and Weymouth, and the A31 reachable within a short drive for onward travel toward Wimborne, Ringwood, and the M27 corridor. This combination of rural setting and proximity to major transport links ensures excellent accessibility for commercial use.

## SERVICES

The services include mains water and electrics.

The water is part of the rental figure unless large amounts required then a separate discussion will need to be had. The electrics is paid on top of the rent

Unit 1 has toilet facilities which is connected to private drainage.

## LOCAL AUTHORITY

Dorset Council Tel: 01305 251010

## EPC

Energy Rating and Score is 59C

## CODE FOR LEASING BUSINESS PREMISES

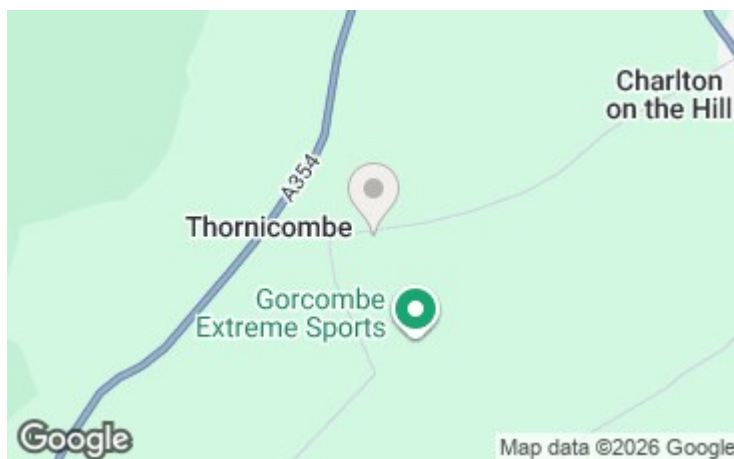
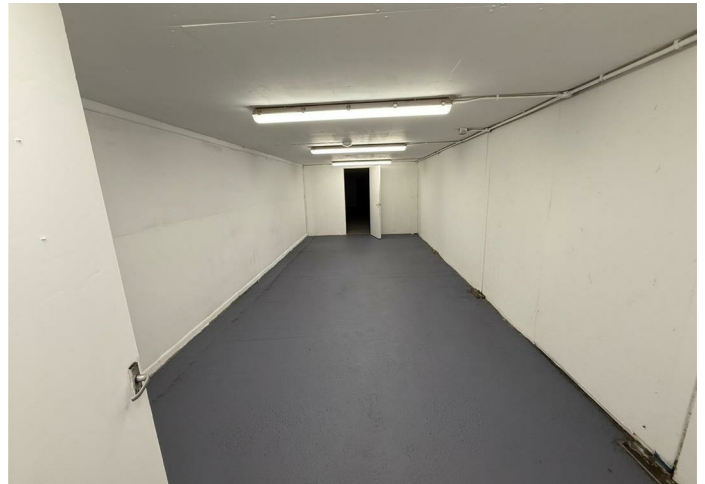
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- [www.leasingbusinesspremise.co.uk](http://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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