

TO LET (MAY SELL)

LIGHT INDUSTRIAL WAREHOUSE PREMISES

Unit 6c
Poundbury West
Industrial Estate
Dorchester
DT1 2PG

1,400 sq ft (130 sq m)
Approx. gross internal area

£15,000 + VAT per annum exclusive



Reference: 1954/SJT

LOCATION

The property is situated on the Poundbury West Industrial Estate with access from Poundbury Road which connects with the A35 Bridport Road approximately ½ mile from Dorchester Centre.

Other nearby occupiers on Poundbury West Industrial Estate include:-

Jewson	Medlock Electrical
Screwfix	Protyre
Travis Perkins	Denmans Electrical
Howdens Joinery	Bradfords Building Supplies

ACCOMMODATION

Ground floor area 1,400 sq ft (130 sq m)

Measured on a gross internal basis

PLANNING

In accordance with our normal practice we advise all interested parties to contact the Local Planning Authority at Dorset Council (West Dorset), tel 01305 251010 with regard to their own proposed use.

SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

DESCRIPTION

The premises comprise a semi-detached unit constructed of part full height clad and part brick elevations with a steel portal frame supporting a pitched roof incorporating translucent daylight panels.

Features include:-

- * Reception/office with personnel door
- * Partitioned office
- * WCs
- * Loading via an electric roller shutter loading door approx 2.66m high x 5.75m wide
- * Internal eaves height approx 3.3m
- * Lighting
- * Forecourt car parking / loading

TENURE

The property is available to let on a new full repairing and insuring lease for a term to be agreed incorporating upward only open market rent reviews.

*Alternatively our client may consider a sale of the property with vacant possession.

RENT

£15,000 + VAT per annum exclusive.

The rent quoted is exclusive of business rates, VAT, service charge, insurance premium and all other outgoings.



LEGAL COSTS

As is customary, the ingoing tenant is to be responsible for our client's reasonable legal costs incurred in the transaction.

BUSINESS RATES (source: www.voa.gov.uk)

Rateable Value: £9,400 (1st April 2023 to present)

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band D (93)

The full EPC and recommendations report are available on request.

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.

SERVICE CHARGE

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agent:-



Steven Tomkins
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01202 550246



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