



### TO LET

Industrial/Warehouse Unit  
990 sq ft (92.00 sq m)

- Popular Business Park
- Easily Accessible
- Practical Modern Business Space
- Allocated Parking

# Brickfields Business Park, Gillingham

Unit 31B, Brickfields Business Park, Gillingham, SP8 4PX



## LOCATION

Gillingham is a busy and growing market town situated in North Dorset, midway between Shaftesbury and Sherborne. It lies approximately 4 miles from the A303 and its junction at Mere, linking to Exeter and the West Country and the M3/London. Yeovil 25 miles, Salisbury 29 miles. The town has a population of approximately 11,500 (Source: 2021 Census) and an established local thriving business community where occupiers include Dextra Lighting, Focus, Neal's Yard Remedies, Sydenhams.

Gillingham has a main line Railway Station with connections to London Waterloo (120 minutes) and Exeter (90 minutes).

Brickfields Business Park is a modern development of industrial/warehouse units with major occupiers including Dextra Lighting and Merck Chemicals, together with a range of light industrial, storage and trade counter operators.

## DESCRIPTION

The property comprises a modern industrial/warehouse of portal frame construction, with insulated profile steel elevations and roof.

Internally, the unit is ground floor only with a WC. The unit is serviced by an up and over shutter door and has cloakroom facilities. The minimum eaves height is 4.04 m (13' 3" ft)

Externally there is a surfaced forecourt providing loading access and parking.

**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.

## PLANNING

The development has planning consent for B1 (light industrial/office), B2 (general industrial) and B8 (storage and distribution) uses. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Dorset Council, County Hall, Colliton Park, Dorchester, DT1 1XJ. Tel: 01305 221000.

## ACCOMMODATION

Ground Floor **990 sq ft** (92.00 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

£9,900 per annum exclusive.

## VAT

VAT is payable on the rent.

## BUSINESS RATES

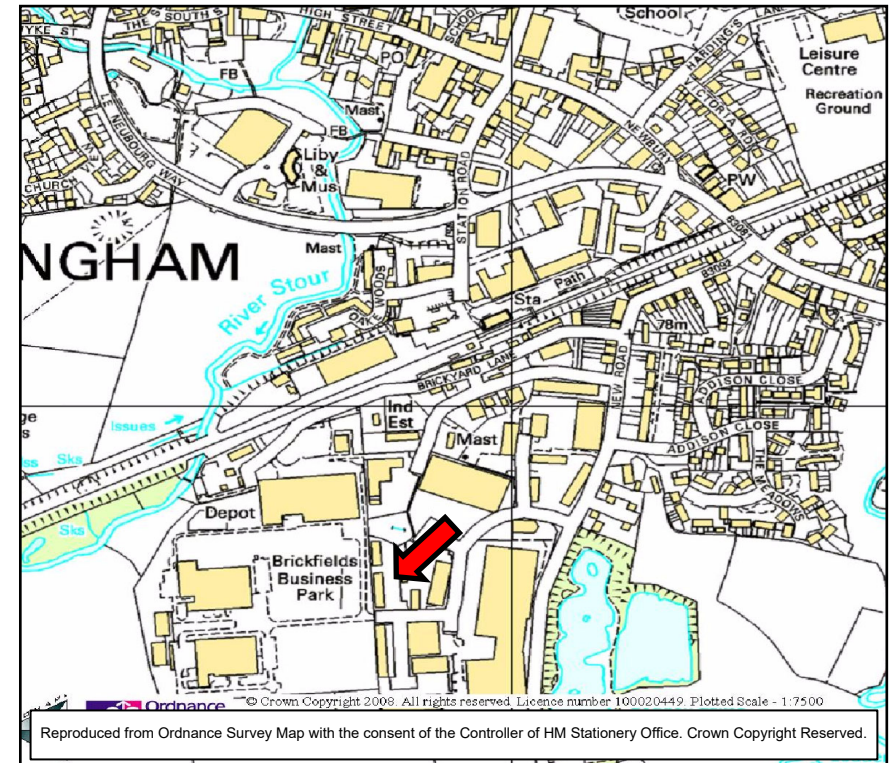
Rateable Value: £8,500.\*

Rates payable for year ending 31/03/27: £3,672.\*\*

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

\*\*This property may qualify for Small Business Rates Relief.

**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](http://www.rics.org).



## SERVICES

Mains electricity (3 phase), gas, 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 D94.

## VIEWING

Strictly by appointment only.

Ref: GM/JW/16642-31B

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