



Industrial

UNIT 4 | RYAN BUSINESS PARK

Sandford Lane, Wareham, BH20 4DY

UNIT 4 | 1,326 SQ FT

Unit 4 offers 1,326 sq ft of functional industrial space

Unit 4 offers 1,326 sq ft of functional industrial space, ideal for small trade, workshop or storage occupiers. The unit benefits from roller shutter access, a practical internal layout and shared access to estate loading and parking areas. Situated within Ryan Business Park, the unit enjoys a well connected location on Sandford Lane, close to the A351 and within easy reach of Wareham town centre and nearby employment areas, supporting both local and regional business operations.

Lease Type

New



✓ Unit Summary

- Close to Transport
- Secure yard
- Office Accommodation
- Car Parking
- Roller Shutter Door
- Local Amenities

View Floor Plans



	Per Annum	Per Sq Ft
Rent	£13,591.50	£10.25
Rates	£5,114.75	£3.86
Maintenance Charge	£1,869.66	£1.41
Insurance	£265.20	£0.20
Total Cost	£20,841.11	£15.72

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.



For more info please visit: unit.info/U6P0100173

+44(0) 808 169 7554

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Location

Located off Sandford Lane and close to the A351, Ryan Business Park offers convenient access to the A35 and South Coast logistics routes, serving Wareham, Poole, and Bournemouth.



Road
A35 – 2 mi



Airport
Bournemouth Airport – 20 mi



Rail
Wareham Station – 0.3 mi

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (70)



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Key Contact



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