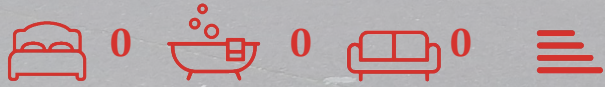




Southwell Business Park Portland, DT5 2NA

£3,250 Per Annum



Southwell Business Park
Portland DT5 2NA

- OPPORTUNITY TO RENT SECURE FIRST FLOOR OFFICE SPACE AT SOUTHWELL BUSINESS PARK
- IDEAL FOR A NUMBER OF USES SUBJECT TO ANY CONSENTS
- APPROX. 390 SQUARE FEET
- NEW LEASE OF THREE YEARS

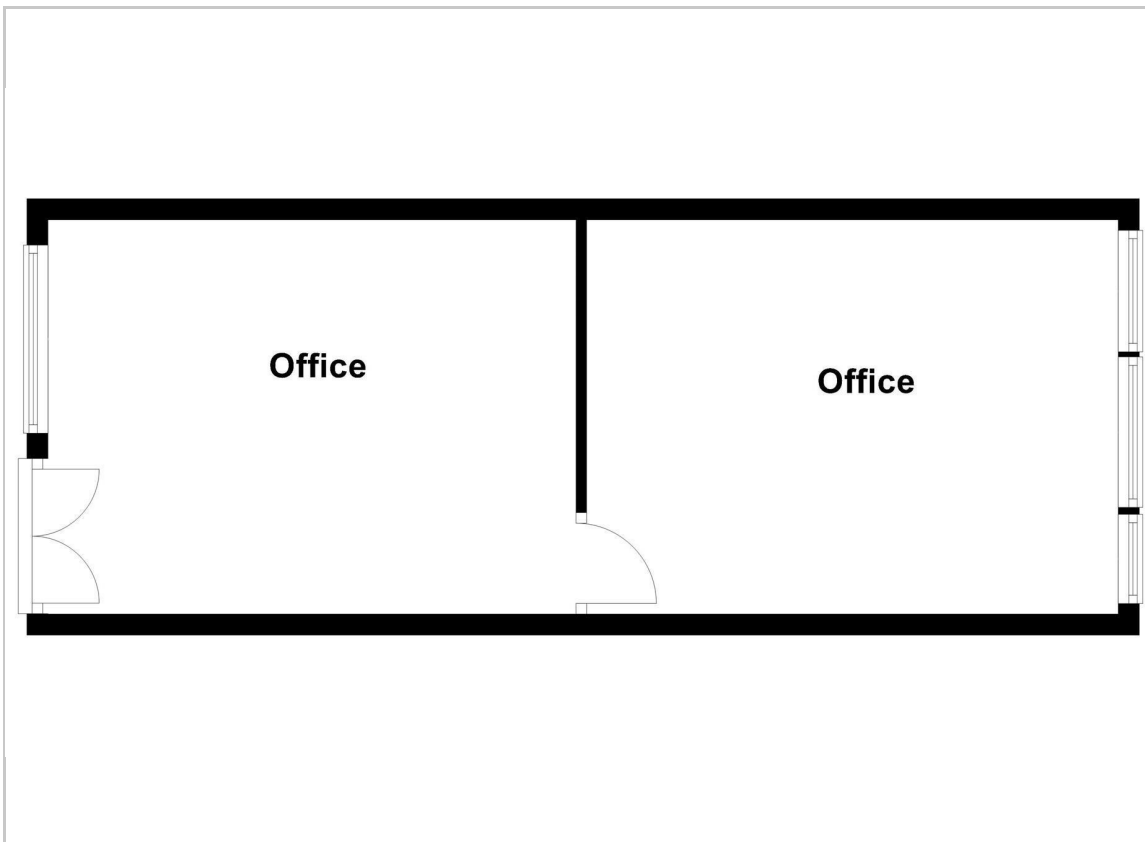




£3,250+VAT Per Annum

Rent inclusive of service charge and buildings insurance
Opportunity to Rent a Secure First Floor Office Space, Approx. 390 sqft
Double Glazed Windows, Electric Heating
Carpeted, Electric Socket/Comms Trunking
New Lease - Three (3) Years or Longer

Tenant to pay any Uniform Business Rates direct to Local Authority (subject to small business rates relief) – current Rateable Value (RV) is £3000
Tenant to pay sub metered utilities



OFFICE (Front)
 16'07 x 12'03 (5.05m x 3.73m)
 Double Glazed Windows
 Electric Heating
 Carpeted
 Electric Socket/Comms Trunking

Office (Back)
 16'05 x 12'04 (5.00m x 3.76m)

UTILITIES
 Metered Utilities

SERVICE CHARGE/BUILDING INSURANCE
 The price of £3200 plus VAT per annum includes rent, service charge and buildings insurance

LEASE
 New Lease 3 years or longer

COUNCIL TAX
 Business Rates will Apply - may benefit from small business rate relief



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		