


The Old Sawmills, Middlemarsh, Sherborne, DT9 5QW

For Lease, office and workshops suitable for various uses STPP.

 3400.00 sq ft

- 600- 2,800 sq ft
- 2 x Lofty workshops with roller shutter doors
- Suitable for various uses STPP
- Nicely appointed first floor office
- 3 phase power

From £4,800 - £9,000 Per Annum

THE PROPERTY

The Old Sawmills provides accommodation for various uses subject to planning.

Currently available:

Office

A nicely appointed first floor office premises at the rear of the estate. Existing computer cabling.

600 sqft including small kitchen area and WC. Rental £4,800pa RV to be assessed.

Units 5a & 5b

Two workshop premises of 1400 sqft each. Lofty with roller shutter doors and 3 phase power. Shared WC. £9,000 pa each.

RV £TBA

SITUATION

Middlemarsh is a village settlement to the north end of the Cerne Valley. There is a decent village pub the Hunters Moon at the north end of the village and a garden nursery.

DIRECTIONS

Middlemarsh, as the name suggests is situated just off the A352 between Dorchester (12 miles to the south) and Sherborne (6.5 miles north) on the "top road". The larger villages of Glanvilles Wootton, Cerne Abbas and Buckland Newton are close by. [What3words///closer.overdone.underline](#)

ENERGY PERFORMANCE CERTIFICATE

Offices B (30)

Workshop B (49)

SERVICES

Mains water, drainage and electricity (inc 3 Phase)



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.leasingbusinesspremises.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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