

## Units at St Patricks Industrial Estate, Shillingstone, DT11 0SA

Workshop/storage units of various sizes available to let or for sale.



4,488sqft - 20,518sqft

- Versatile Industrial units
- Insulated
- Roller shutter doors
- Parking

Guide Price £350,000 - £700,000 or £27,000 - £60,000pa +VAT

Freehold

## THE PROPERTY

Three units of differing sizes are available for sale or for lease at St Patricks Industrial Estate in Shillingstone:

Unit 6b/7 (4,488sqft)

Available for sale at £350,000. This unit is also available to let at £27,000pa net.

Portal framed insulated coated steel clad property. 6b is at rear through 7 making an L shaped unit. Part mezzanine in rear of 6B. Staff facilities in unit 7. Roller shutter door access with concrete apron to front.

Business Rates: Unit 6b RV £11000, Unit 7 RV £11,000

Unit 5 (6,096sqft)

For Sale at £425,000 or to let at £36,500pa net.

Portal framed, insulated, coated steel clad property. Part mezzanine store to rear. Staff facilities and office to the side.

Roller shutter door access with concrete apron to front.

Business Rates: RV £21,250

Unit 3 and 4 (20,518sqft)

Available for sale at a guide price of £700,000 or to let at £60,000pa net.

A large warehouse unit arranged in several bays and access to the side by sliding doors. Insulated roof.

Business Rates: RV £62,500

## SITUATION

St Patricks Industrial Estate is situated at the northern end of Shillingstone, a village midway between Sturminster Newton and Blandford on the A357. It is a commercial area that is home to several businesses, most notably Van Haven, a camper van conversion company. The estate is also the location of the restored Shillingstone Station, which now serves as the home of the North Dorset Railway, a heritage railway attraction with a museum, cafe, and walking/cycling trails. The village is well supported by amenities including Coop Supermarket, school and petrol station close by.

## DIRECTIONS

From Blandford follow the ring road north (A350) turning towards Sturminster Newton (A357) at Durweston. Follow the road through the village of Shillingstone, turning right after passing the Co-op on the left and the estate is in front of you.

What3words:///inversely.ends.rewriting

## SERVICES

Mains water, drainage and electricity. 3 Phase power.

## LOCAL AUTHORITY

Dorset Council (01305) 221000

## ENERGY PERFORMANCE CERTIFICATE

TBA

## CODE FOR LEASING BUSINESS PREMISES

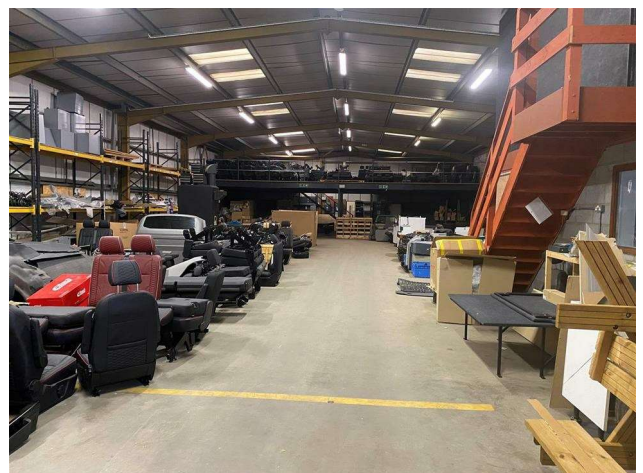
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- [www.leasingbusinesspremises.co.uk](http://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.



JM/24/10/25



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