

Office

UNIT 2A | LEANNE BUSINESS CENTRE

Sandford Lane, Wareham, BH20 4DY

UNIT 2A | 299 SQ FT

Unit 2A comprises 299 sq ft of self contained business space

Unit 2A comprises 299 sq ft of self contained business space, well suited to sole traders or small office users seeking an affordable and flexible working base. The unit benefits from a simple, functional layout within a professionally managed business environment. The unit is positioned at Leanne Business Centre on Sandford Lane, close to Wareham town centre, with excellent access to public transport and nearby business parks and industrial estates.

Lease Type

New



✓ Unit Summary

- ☒ Office Accommodation
- ☒ Car Parking
- ☒ Close to Transport
- ☒ Local Amenities
- ☒ Premier Industrial Location
- ☒ Refurbished Unit

View Floor Plans

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£2,765.75	£9.25
Rates	£1,085.33	£3.63
Maintenance Charge	£720.04	£2.41
Insurance	£59.80	£0.20
Total Cost	£4,630.92	£15.49

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.

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Location

Located on Sandford Lane, just off the A351 and close to the A35, Leanne Business Centre offers convenient access to Wareham, Poole, and the South Coast logistics routes.



Road
A35: 2 miles



Airport
Bournemouth Airport: 20 miles



Rail
Wareham Station: 0.3 miles

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 (55)



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Key Contact



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For more info please visit: unit.info/U6P0100185

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