

# TO LET

## MODERN OFFICE PREMISES

Unit 1  
Freeland Park  
Wareham Road  
Lytchett Matravers  
Poole, BH16 6FH

1,083 sq ft (100 sq m)

**£15,750 plus VAT per annum exclusive**



## LOCATION

Freeland Park is situated on Wareham Road in Lytchett Matravers close to its junction with the High Street and Huntick Road. The entrance to the development is immediately to the north of Abbots Meadow on the eastern edge of the village.

Lytchett Matravers is accessed either from A35 between Poole and Bere Regis to the south or A350 between Poole and Blandford to the north. Poole town centre is located approximately 6.5 miles from the development.

## DESCRIPTION

Freeland Park is a modern development of 19 small office suites and industrial workshops with a traditional rustic style.

Unit 1 is a two-storey office suite with brick elevations under a pitched tiled roof with replica slate tiles and timber windows.

The office suite shares a communal entrance lobby with Suite 2 and comprises open plan accommodation arranged over ground and first floor. Features include:-

- ❖ Gated estate
- ❖ Gas fired central heating
- ❖ Lighting
- ❖ Perimeter trunking
- ❖ Carpeting
- ❖ 2 WCs
- ❖ Kitchen with fitted sink and drainer
- ❖ Velux type roof windows to first floor
- ❖ 6 allocated car spaces plus visitor parking

## ACCOMMODATION

Ground floor – open plan	452 ft <sup>2</sup> (42 m <sup>2</sup> )
First floor – (some restricted headroom)	631 ft <sup>2</sup> (58 m <sup>2</sup> )
<b>TOTAL</b>	<b>1,083 ft<sup>2</sup> (100 m<sup>2</sup>)</b>

## TENURE

### To Let

The premises are available to let on new full repairing and insuring lease for a term to be agreed, incorporating 3 yearly upward only rent reviews.

### Rent

**£15,750** plus VAT per annum exclusive

The rent is exclusive of VAT, business rates, service charge and insurance premium and all other outgoings.

## PLANNING

We understand that the development permitted shall operate between the following times: -

7am – 9pm Monday to Friday  
7am – 1pm Saturdays

No time on Sundays or Bank Holidays.

In accordance with our normal practice we advise all interested parties to make their own enquiries through the planning department of Dorset Council (Purbeck) tel. 01929 557671 in connection with their own proposed use of the property.

## BUSINESS RATES (source: www.voa.gov.uk)

Rateable Value: £16,250 (1 April 2026)

Assessment includes 6 parking spaces

## SERVICE CHARGE

The premises are subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. We would therefore urge all applicants to make further enquiries as to the current service charge outgoings.

## ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C (58)

The full EPC and recommendations report are available on request.

## SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

## ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-

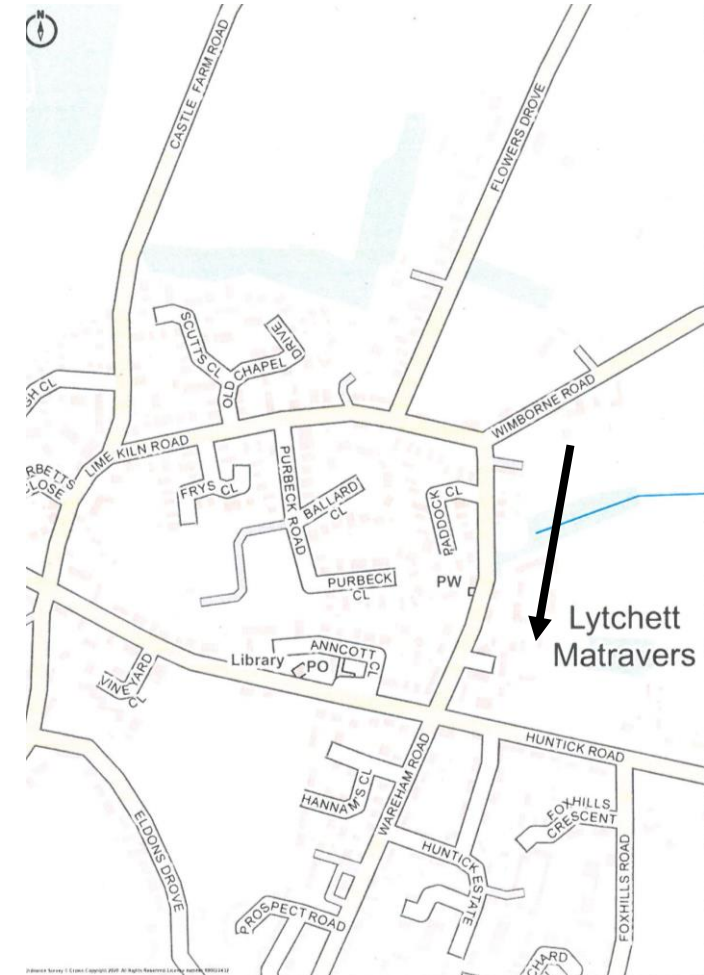
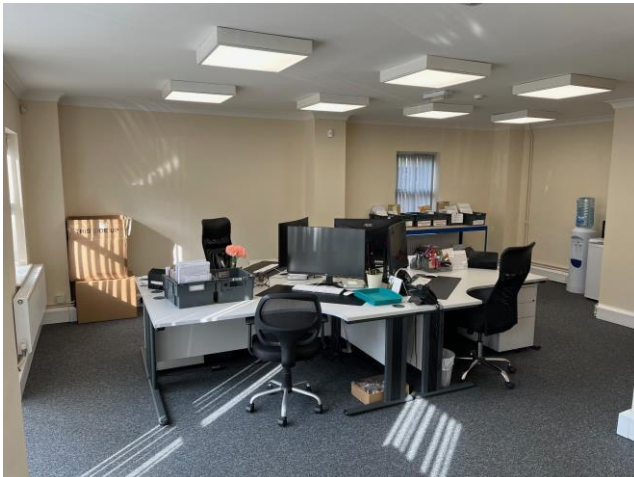


Steven Tomkins  
[stevet@nettsawyer.co.uk](mailto:stevet@nettsawyer.co.uk)  
01202 550246

## CODE FOR LEASING BUSINESS PREMISES

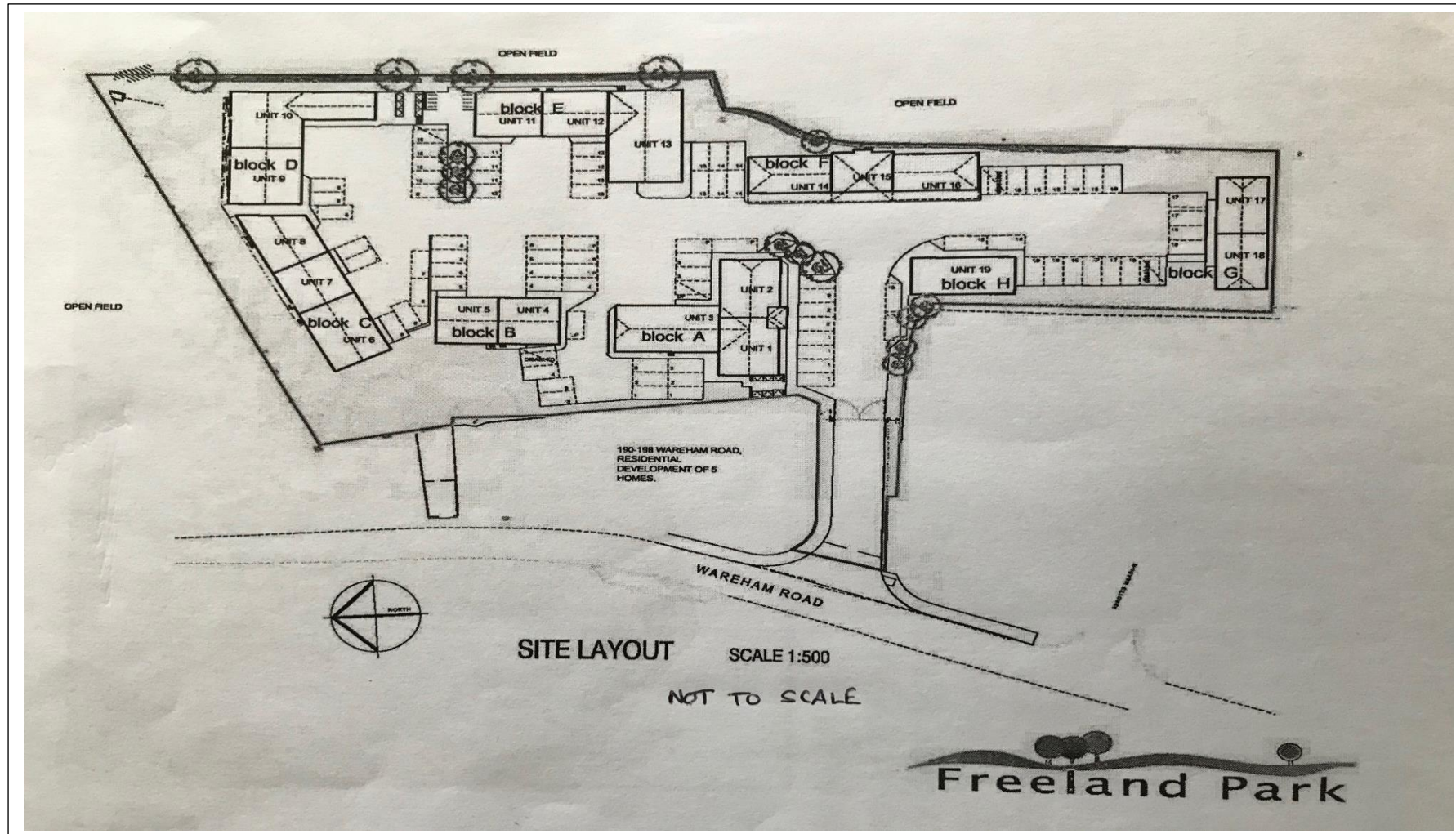
The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)



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