



Symonds  
& Sampson

Unit 3, The Old Milking Parlour Newlands Farm,  
Batcombe, Dorchester, DT2 7BG  
£12,000 Per Annum

## Unit 3, The Old Milking Parlour

Newlands Farm  
Batcombe  
Dorchester  
DT2 7BG

 1474.00 sq ft

- Modern converted office/business unit
- Suitable for a variety of business uses
- Attractive rural location setting close to A37
  - Ample on-site parking available
  - Viewing Recommended

£12,000 Per Annum

Yeovil Commercial  
01935 423526  
yeovil@symondsandsampson.co.uk



## THE PROPERTY

Unit 3 forms part of a courtyard of modern converted small business/office units, situated approx. 1.50 miles from the A37 Yeovil to Dorchester link road. Internally, the accommodation is arranged over ground and first floor, extending to approx. 136.90 sq. m 1,474 sq. ft in total. The ground floor comprises an open plan office space with a fitted kitchen area and WC with shower room facilities, plus further open plan space above. The space is presented to a high standard throughout and provide a pleasant working environment with wooden flooring, electric wall mounted heating units and numerous power points available.

## SITUATION

Newlands Farm is located in the village of Batcombe, set in an attractive rural setting surrounded by open countryside. The site benefits from quiet surroundings yet offers excellent access North and South via the A37 Yeovil to Dorchester at Wardon Hill. There are a full range of amenities available within both Yeovil to Dorchester (20 mins), with mainline rail services available at Yeovil Junction (10 miles/20 mins), on the London Waterloo line.

## LOCAL AUTHORITY

Dorset Council  
Tel: 01305 221000

## RENT

£12,000 per annum exclusive.

## BUSINESS RATES

Current Rateable Value £5,900

The property will benefit from small business rates relief subject to qualifying occupation

## LEASE DETAILS

The property is to be let by way of a new XLTA commercial lease to be agreed on full repairing and insuring terms. Each party to be responsible for their own legal costs incurred in the transaction.

## SERVICES

Mains electricity, telephone and fibre.

## EPC

B-47



## VIEWING

Strictly by appointment through George Rogers 01935 382902

## DIRECTIONS

What3words

///recall.hurricane.update

## REFERENCES/RENT DEPOSITS

Financial, accountancy and other references may be sought from any prospective tenants prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlord's discretion.

## 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.



## Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO<sub>2</sub> emissions

47

This is how energy efficient the building is.

WWW.EPC4U.COM



# The Old Milking Parlour, Newlands Farm, Batcombe, Dorchester

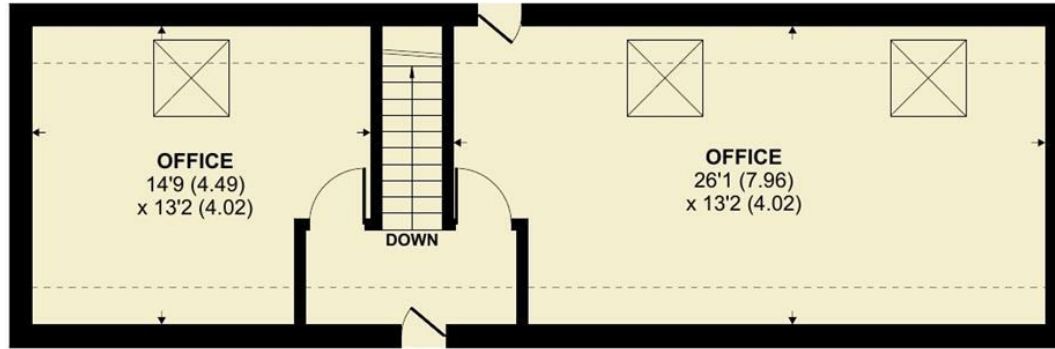
Approximate Area = 1474 sq ft / 136.9 sq m

Limited Use Area(s) = 141 sq ft / 13 sq m

Total = 1615 sq ft / 149.9 sq m

For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Symonds & Sampson. REF: 1388777



YEO/GDR/Dec25



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