



Suites A&B, Unit 1, Sunrise Business Park, Blandford, Dorset, DT11 8ST

To Let - A modern self-contained office suite situated on the ground floor of a modern two storey building.



1830.00 sq ft

- Well specified and versatile accommodation
 - Kitchen and WC
- Situated on an established business park
 - Onsite parking

£15,500 Per Annum

SITUATION

Sunrise Business Park is an established mixed-use business park comprising offices, light industrial and storage units. It forms part of an established employment area on the northern periphery of Blandford Forum. It is an accessible location. The nearby A350 and A354 provide links to Poole (15 miles), Dorchester (18 miles) and Salisbury (25 miles). Blandford Forum town centre is c.2 miles.

THE PROPERTY

Modern ground floor offices with parking totalling 170sqm (1,830 sqft)
A modern self-contained office suite situated on the ground floor of a modern two storey building. The accommodation comprises two interconnecting open plan offices with cellular meeting rooms, kitchen and WCs.
The offices have fitted carpets, painted plaster walls and suspended ceilings with diffused lighting.
There is on-site parking to the front of the property.
There is no VAT charged on the rental of this property.

SERVICES

Mains water and electricity.

DIRECTIONS

From Blandford Forum take the A350 towards Shaftesbury and Warminster. At Sunrise Roundabout take the third exit signed 'Sunrise Business Park'. Turn right into the business park and then take the first turning on the right. The property will be found at the far end on the right-hand side.

LOCAL AUTHORITY

Dorset Council
Tel: 01305 221000
Business Rates:
RV £21,000 tbc

ENERGY PERFORMANCE CERTIFICATE D (78)

CODE FOR LEASING BUSINESS PREMISES

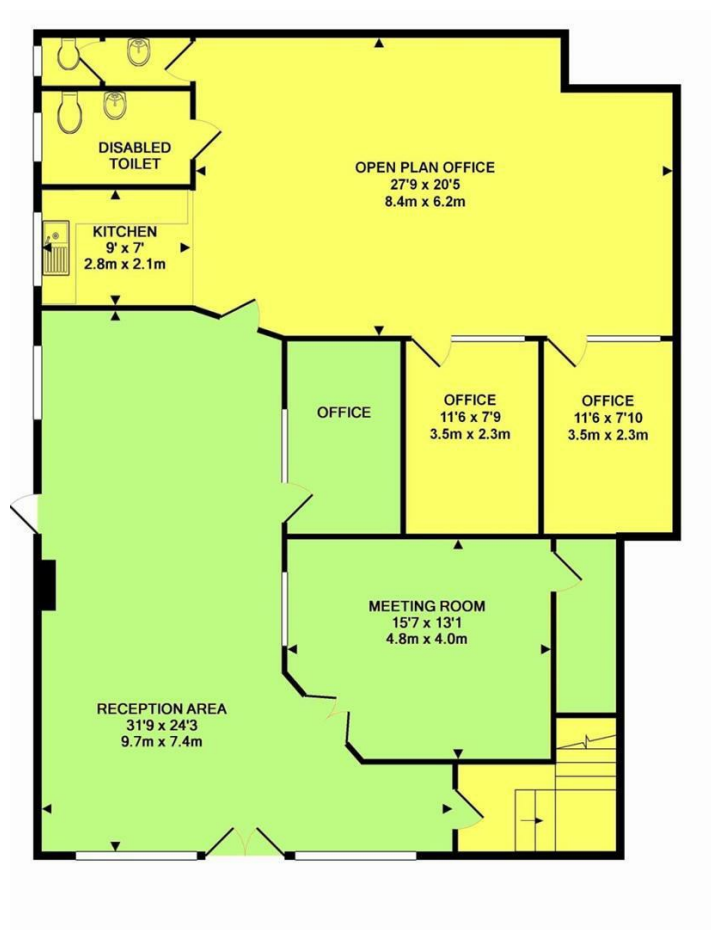
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- www.lettingbusinesspremises.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/30/01/2026



01305 261008 ext 3

commercial@symondsandsampson.co.uk
Symonds & Sampson LLP
6 Burraton Yard, Burraton Square,
Dorchester, Dorset DT1 3GR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.