

Symonds  
& Sampson

Relationships  
Wessex


2 Poundbury Business Centre  
Poundbury, Dorchester  
Dorset, DT1 3WA  
T: 01305 257206

# Unit 2, Poundbury Business Centre

Middle Farm Way, Poundbury, Dorchester, Dorset

Unit 2, Poundbury Business Centre  
Middle Farm Way  
Poundbury  
Dorchester  
Dorset DT1 3WA

Long leasehold for sale of a smart character office building in Poundbury with vacant possession.

 4824.00 sq ft

- Versatile, contemporary office suite
- Prominent position on Middle Farm Way, Poundbury
  - Long Leasehold interest for sale
    - Parking to front and rear

Guide Price **£485,000 +VAT**  
Leasehold

Dorchester Commercial  
01305 261008 ext 5  
[commercial@symondsandsampson.co.uk](mailto:commercial@symondsandsampson.co.uk)



## PROPERTY

The Property comprises a smart character office building that was part refurbished/part newly constructed to comprise 4,824 sqft (Gross Internal) over two floors with a larger ground floor extending to the rear.

Currently set up as a counselling/advice centre with reception, boardroom, various meeting rooms off and offices. Two kitchens, shower room and WC's. Gas fired central heating. Parking to front and rear - 17 spaces in total.

As part of the Duchy's Poundbury, the property is sold on the balance of a 250 year lease.

## SITUATION

The office building is the central premises at the Poundbury Business Centre in a prominent position fronting the Parkway with parking to the front. Formerly the Relationships Wessex office, it is situated between Castle Vets and Casterbridge Dental and is adjacent to Sunnydays Nursery (which is at the rear).

## OUTSIDE

There is parking to the front of the building in the car park closest to the Parkway and to the rear. (17 in total.)

## DIRECTIONS

The property is situated on the southern side of Poundbury Parkway which is the main road from the town centre going west.

What3words:///destroyer.whizzing.charge

## SERVICES

Gas central heating, mains electricity and water.

## LOCAL AUTHORITY

Dorset Council (01305) 261008

Business Rates: RV £36,500 (from 1 April 2026)

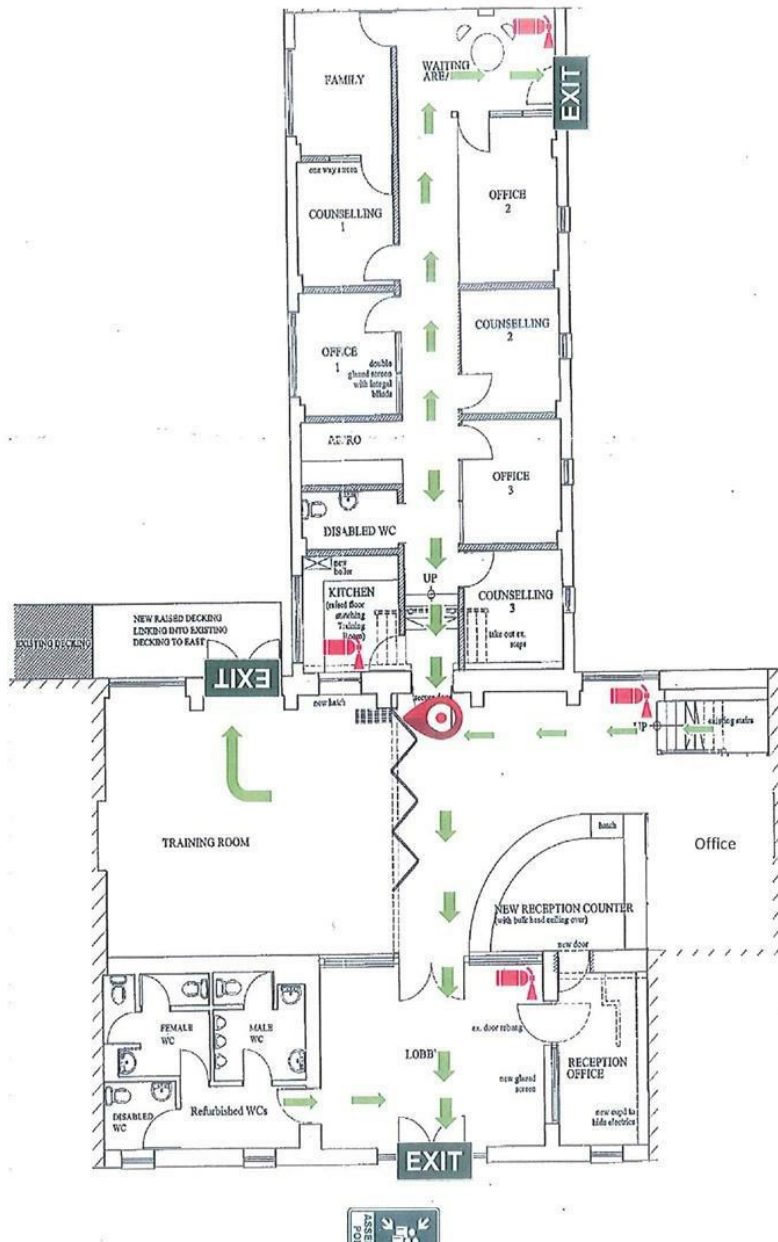
RV: £7,600 for 17 parking spaces

## JOINT AGENTS

Greenslade Taylor Hunt - Tim.Wright@gth.net

Tel: 01305 230872





### Energy Performance Asset Rating

More energy efficient

**A+**

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

**A** 0-25

**B** 26-50

**C** 51-75

**70** This is how energy efficient the building is.

**D** 76-100

**E** 101-125

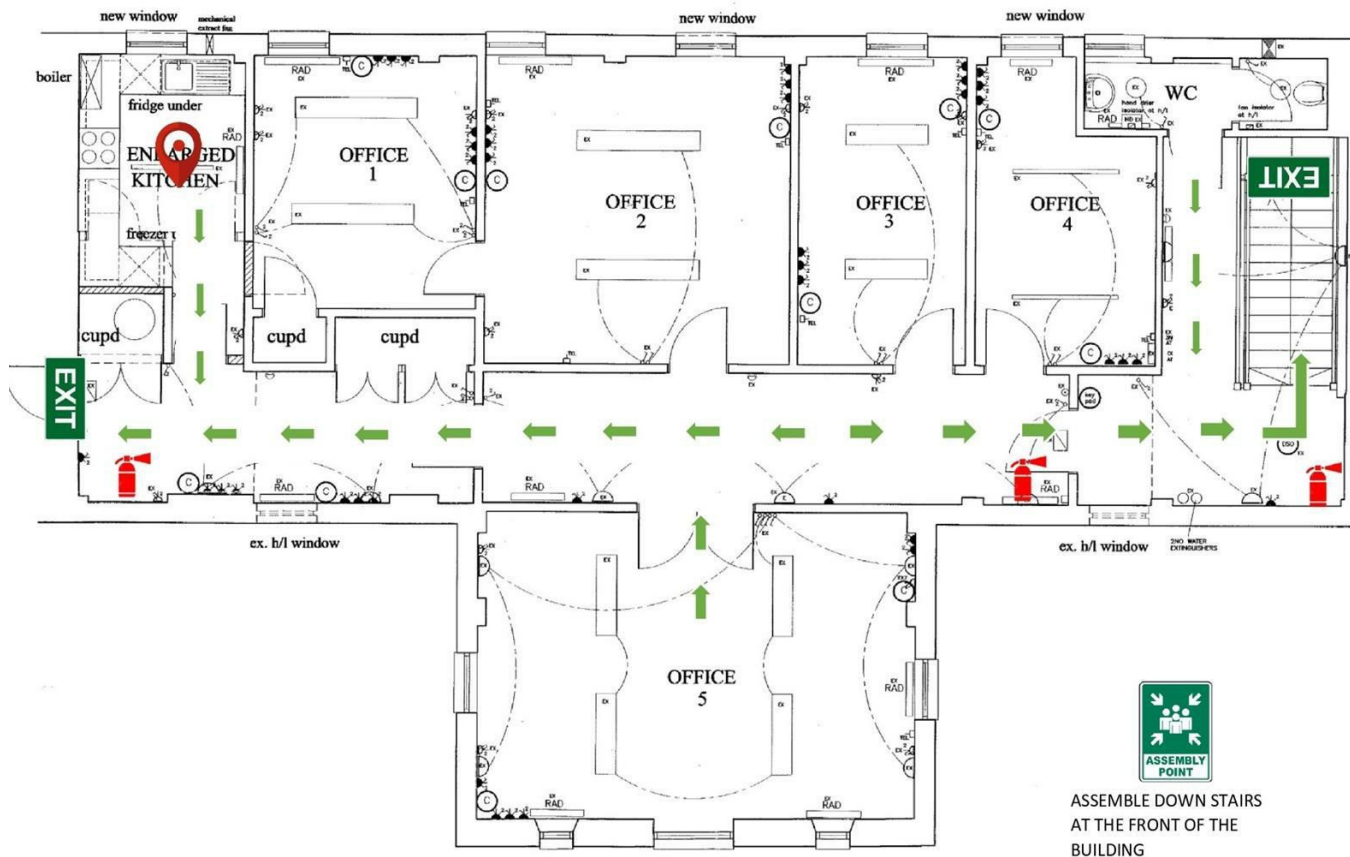
**F** 126-150

**G** Over 150

Less energy efficient

WWW.EPC4U.COM





DorCom/JM/17.02.26



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