



TO LET

Industrial/Warehouse Unit
5065 sq ft (470.54 sq m)

- Fitted Offices
- Minimum Eaves 13' 8" (14.17 m)
- Two Loading Doors

Henbury Farm, Sturminster Marshall

Unit 4A, Henbury Farm, Sturminster Marshall, BH21 3RN



LOCATION

Sturminster Marshall is a village in East Dorset situated between Wimborne and Blandford. Henbury Farm is situated alongside the A31, 4 miles west of Wimborne Minster, 7 north west of Poole and 7 miles south east of Blandford. It is easily accessible from this main trunk route.

The property forms part of this small business centre which houses a range of industrial and factory occupiers. A short private driveway links directly to the A31 and the property is surrounded by hardstanding, providing loading and parking facilities.

DESCRIPTION

The property comprises an industrial/warehouse unit of steel frame construction with part block elevations and part profile steel clad walls and with pitched cement sheet roof. The unit is served by two sliding shutter loading doors, has a minimum eaves height of 13 ft 8" (4.17 m). The first floor has been fitted out as good quality office accommodation. It also has male and female cloakroom and kitchenette facilities.

PLANNING

The premises has planning consent for use within Class E(g), B1 (light industrial), B2 (general industrial) and B8 (storage and distribution). Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Dorset Council Planning Department, County Hall, Colliton Park, Dorchester, DT1 1XJ. Tel: 01305 221000.

Money Laundering Regulations Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

ACCOMMODATION

Ground Floor	4080 sq ft	(379.03 sq m)
First Floor	958 sq ft	(91.51 sq m)
Total	5065 sq ft	(470.54 sq m)

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Centre.

RENT

£34,000 per annum exclusive.

VAT

VAT is payable on the rent.

BUSINESS RATES

Rateable Value: £26,000.*

Rates payable for year ending 31/03/27: £11,232.

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

SERVICES

Mains electricity (3 phase), private water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

ENERGY PERFORMANCE

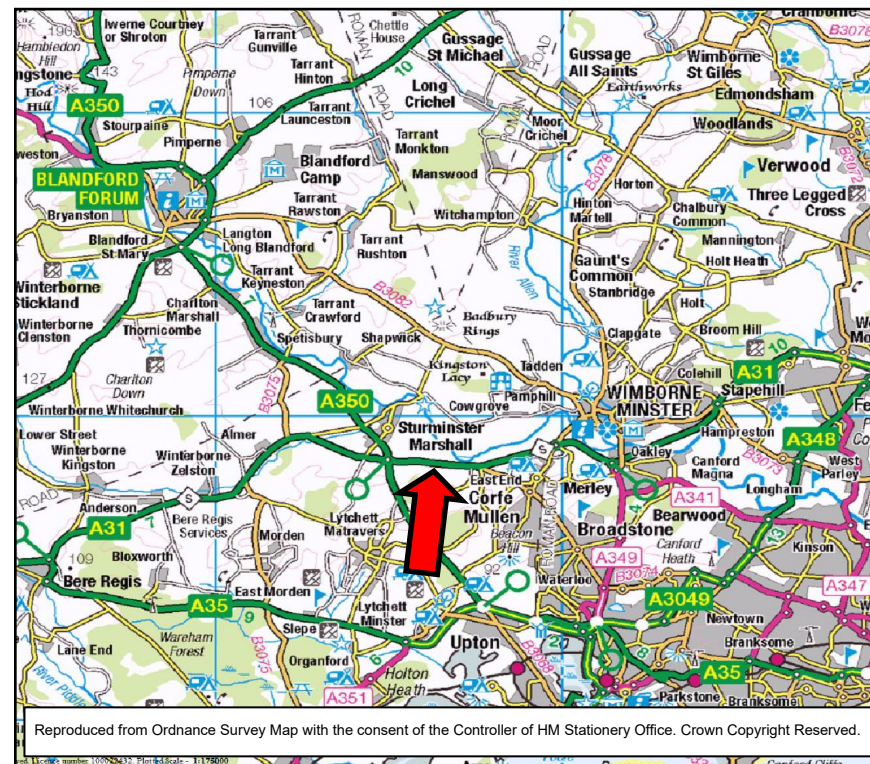
The property has an EPC rating of C67.

VIEWING

Strictly by appointment only.

Ref: DS/JW/18478-4A

Code for Leasing Business Premises As a RICS Regulated firm we adhere to the Code for Leasing Business Premises, which 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 the RICS web-site, www.rics.org.



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