

Unit 1-3, Townsend Buildings, Melbury Osmond,
Dorchester, DT2 0LP

Townsend Buildings
Melbury Osmond
Dorchester
DT2 0LP

Versatile commercial premises comprising a workshop, office, ancillary buildings and extensive yard space, set within a secluded rural location near Yeovil, Dorchester and Sherborne.



2120.00 sq ft

- 2120sqft Main L-shaped workshop unit
 - Separate office accommodation
 - Kitchen and WC facilities
 - Extensive yard and external storage space
- Former spray booth within detached tin-clad shed
 - Additional A-frame building
- Convenient access to the wider Dorset road network
 - Price is Subject to VAT

Per Annum **£12,000 Per Annum**

Dorchester Commercial
01305 261008 ext 5
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THE PROPERTY

Occupying a generous rural site within the sought-after village of Melbury Osmond, 1-3 Townsend Units provide a versatile commercial opportunity with extensive yard space and a range of buildings suitable for a variety of business uses, subject to any necessary consents.

The principal building comprises an L-shaped workshop unit with a separate office extension at one end, together with staff facilities including a kitchen and WC. The premises have most recently been occupied by a marine mechanics business and are currently configured to suit that use.

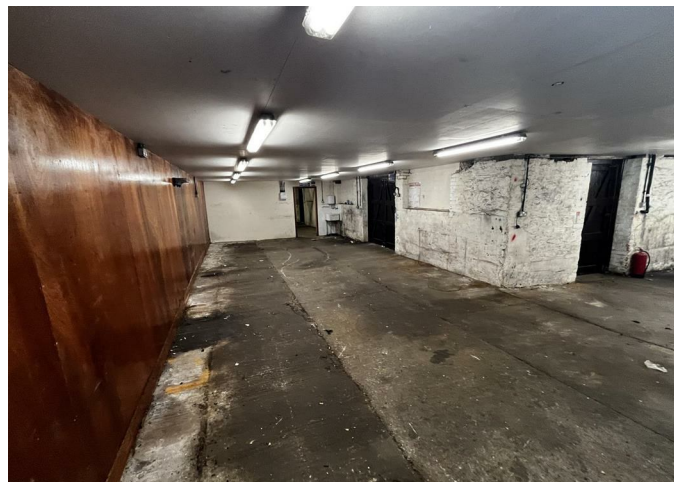
In addition to the main workshop, the property benefits from a former spray booth contained within a detached tin-clad shed, together with an A-frame building offering additional storage or workspace potential. Externally, there is substantial yard space suitable for vehicle parking, storage, manoeuvring or operational use.

THE LOCATION

Melbury Osmond enjoys a highly desirable position in the Dorset countryside, offering an attractive balance between rural surroundings and connectivity, with convenient access to Dorchester, Sherborne, Yeovil, and the A37 road network.

The property enjoys a private and attractive rural setting with only one neighbouring commercial occupier, providing a degree of seclusion rarely available in commercial premises. Residential accommodation is adjacent to the main L-shaped building, and occupiers will therefore need to operate in a manner that is considerate of neighbouring residential use.

The site offers an excellent opportunity for businesses seeking flexible workshop, storage or light industrial accommodation within a well-established estate environment, with convenient access to the surrounding towns of Dorchester, Sherborne and Yeovil.



To get the exact location please use the What3words link - [///customers.relaxing.gulped](https://www.what3words.com/relaxinggulped)

There is mains electricity but the water is on a private water supply and septic tank so, there is a charge of approx. £400 a year currently and this covers water and emptying the septic tank.

The local authority is Dorset Council and they can be contact on 01305 221000

The Rateable Value for this site as of the 1st April 2026 is - £12,750

We are awaiting an EPC to be carried out.

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.

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.

Each party to be responsible for their own legal costs incurred in the transaction.





Office/Neg/Date



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