

TO LET

Brand New Industrial Unit

Unit 45A
Enterprise Park
Piddlehinton
Dorchester
DT2 7UA

947 sq ft (88 sq m)
Approx gross internal area

£11,365 + VAT per annum exclusive



LOCATION

Enterprise Park is located on the B3143 approximately 3 miles from the A35 and 4 miles from Dorchester.

The A35 provides a part dual carriageway connection towards Poole, Dorchester and Weymouth and also connects to the A31 dual carriageway which leads to the M27M3 motorway networks.

DESCRIPTION

This end of terrace unit has the following features:

- ❖ Part brick outer/blockwork inner wall construction and part profiled steel clad elevations.
- ❖ Steel frame
- ❖ Steel clad roof
- ❖ Power floated concrete floor
- ❖ UPVC windows at ground and first floor
- ❖ Insulated sectional up and over loading door measuring 3.5m wide and 4.5m high
- ❖ Personnel door
- ❖ Unisex WC
- ❖ 3 allocated car parking spaces
- ❖ PV panel on roof
- ❖ Electric car charging point

SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services to each of the units.

ACCOMMODATION

Ground floor area 947 sq ft (88 sq m)

Measured on a gross internal basis

TENURE

The premises are available to let by way of new full repairing and insuring lease for a term to be agreed incorporating upward only open market rent reviews.

RENT

£11,365 plus VAT per annum exclusive.

The rent quoted is exclusive of business rates, VAT, service charge, insurance premium and all other outgoings.

SERVICE CHARGE

A service charge is payable in respect of the upkeep, management and maintenance of the common parts within the estate. This will also include the maintenance and running cost of the pumping station and is currently budgeted at £tbc plus VAT per annum.

RATEABLE VALUE

To be assessed

EPC RATING

Assessment – Band A+ (-3)

The full EPC and recommendations report are available on request.

PLANNING

Planning consent has been granted for industrial/warehouse use Class B2, B8, E(g).

In accordance with our normal practice we advise all interested parties to contact the Local Planning Authority at Dorset Council (West Dorset), tel 01305 838336 with regard to their own proposed use.

LEGAL COSTS

As is customary the ingoing tenant will be responsible for our clients reasonable legal costs incurred in the preparation and completion of the legal documentation.

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.

CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)

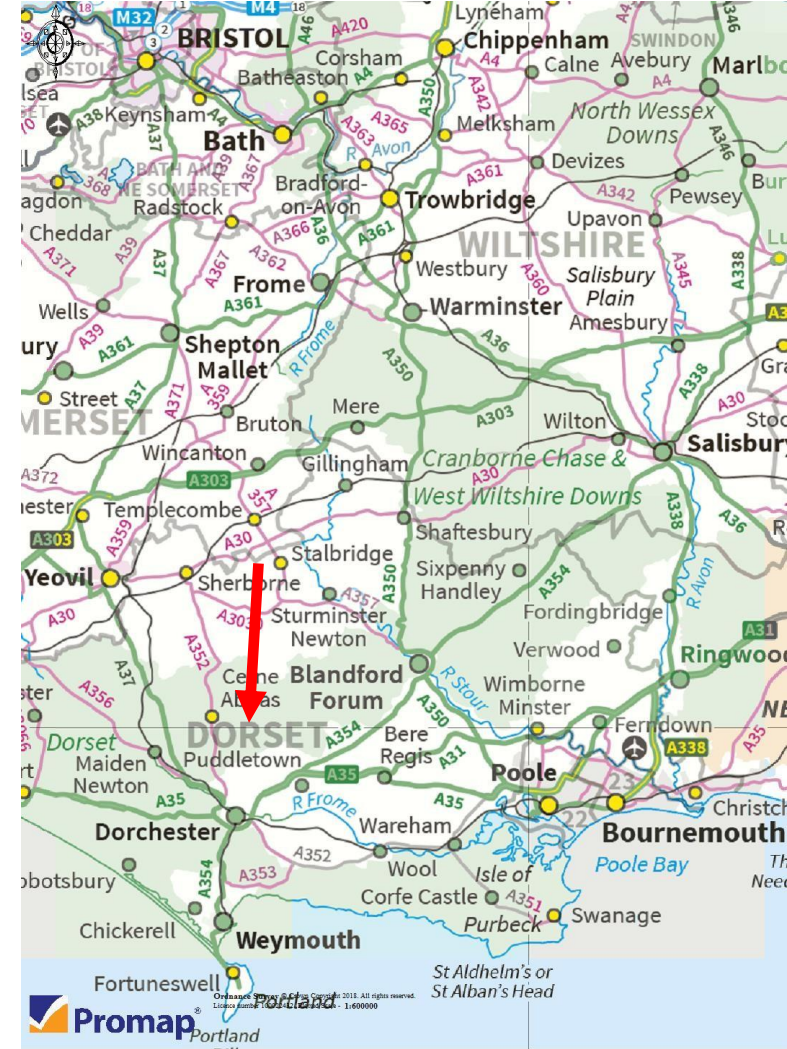
VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-

**NETTLESHIP
SAWYER**

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Steve Tomkins
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