



TO LET

Industrial/Workshop Unit With Yard
3797 sq ft (352.74 sq m)

- Workshop
- With Office & Stores
- Two Roller Shutter Doors
- Surfaced Yard

Wincombe Business Park, Shaftesbury

Unit 6C, Wincombe Business Park, Shaftesbury, SP7 9QJ



LOCATION

Shaftesbury is situated within the heart of the Blackmore Vale and serves a wide catchment area with increasing residential and commercial expansion. The town has a resident population of 9,200 (Source: 2021 Census). The town is situated in a commanding position being on the crossroads for the A30 Yeovil/Salisbury and the A350 Warminster/Blandford trunk road, whilst the main A303 is only 8 miles to the north. Salisbury 25 miles, Blandford 17 miles, Poole 31 miles. There are mainline Railway services available at Gillingham (8 miles) and Tisbury (4 miles).

Wincombe Business Park is situated on the northern edge of Shaftesbury with direct access onto the A350 Shaftesbury to Warminster Road.

DESCRIPTION

Unit 6C comprises an industrial/workshop building with the benefit of external yard space. The building is of steel frame construction with profile sheet cladding to walls and roof. The building has a workshop bay serviced by two roller shutter loading doors. The unit has office and stores.

Externally, there is a substantial yard space surrounding the building.

PLANNING

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Dorset Council, Nordon, Salisbury Road, Blandford, DT11 7LN. Tel: 01258 454111.

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	3013 sq ft	(279.91 sq m)
First Floor	784 sq ft	(72.83 sq m)
Total	3797 sq ft	(352.74 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

£26,000 per annum exclusive.

VAT

VAT is not payable on the rent.

BUSINESS RATES

To be assessed.*

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

SERVICES

Mains electricity (3 phase), 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

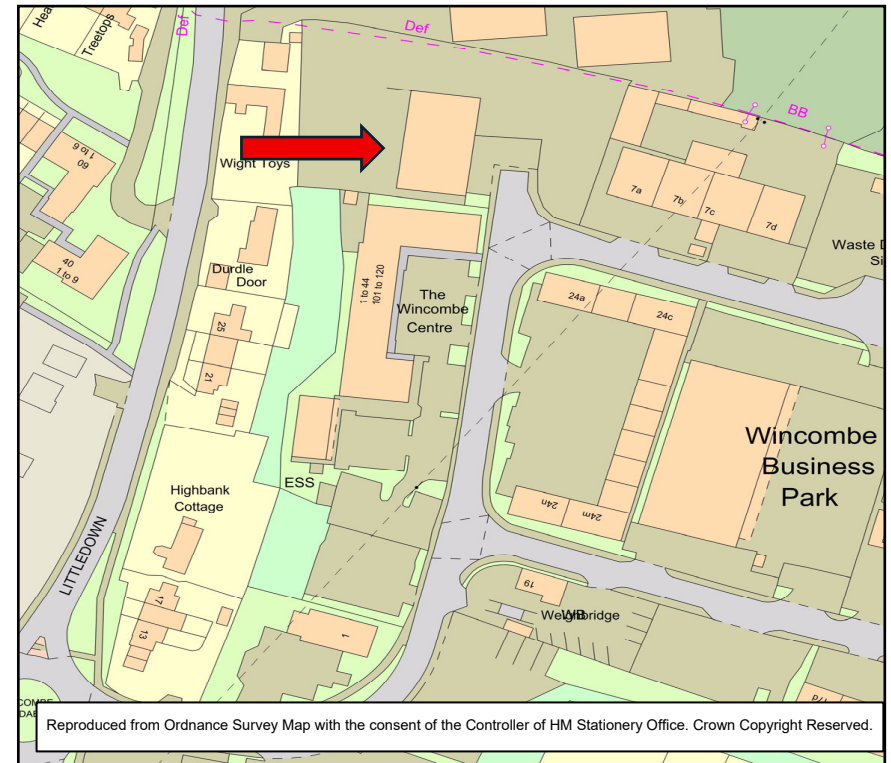
The property has an EPC rating of C70.

VIEWING

Strictly by appointment only.

Ref: DS/JW/14359-6C

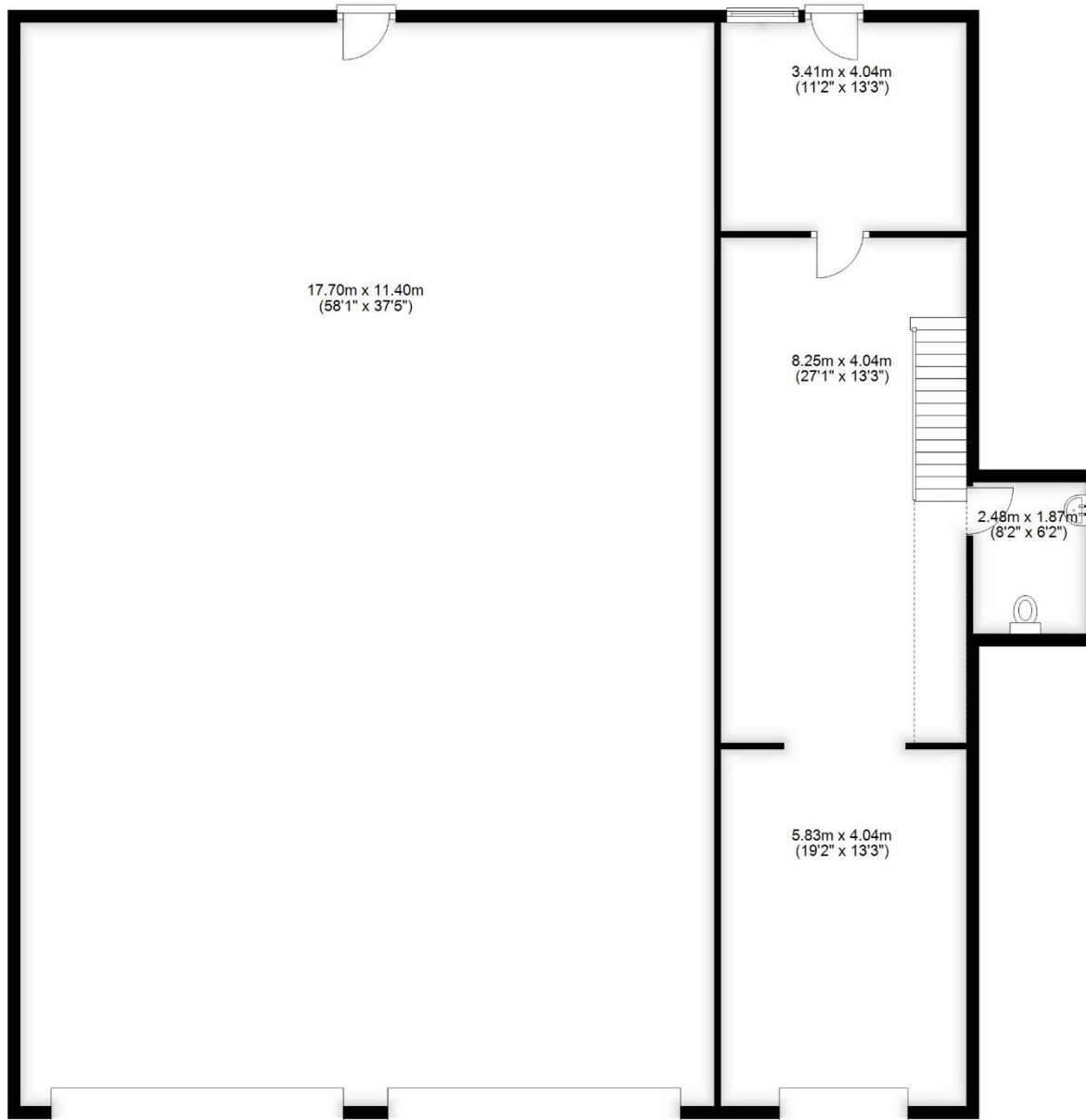
Code for Leasing Business Premises As a RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, www.rics.org.



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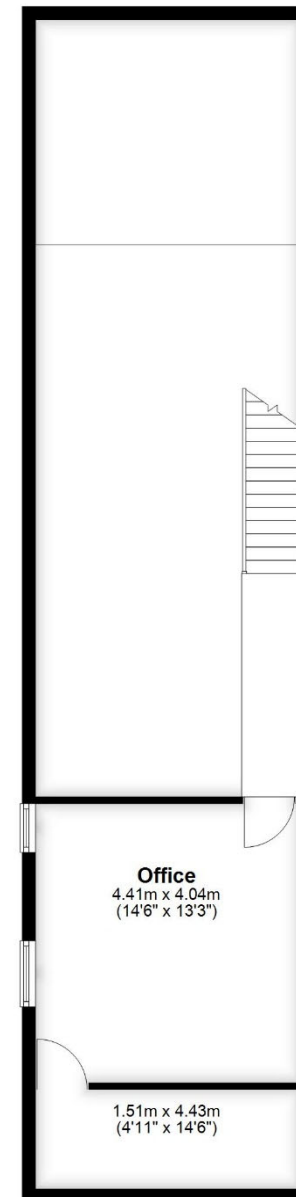
Ground Floor

Approx. 279.9 sq. metres (3012.8 sq. feet)



First Floor

Approx. 72.8 sq. metres (783.9 sq. feet)



Total area: approx. 352.7 sq. metres (3796.7 sq. feet)