



Symonds  
& Sampson


# Office Suites Somerleigh Road, Dorchester, Dorset, DT1 1TL

Flexible, serviced office suite available in attractive period property in Dorchester town centre.

**£22,000 Per Annum**

## Office Suites

Somerleigh Road  
Dorchester  
Dorset  
DT1 1TL

 990.00 sq ft

- Flexible serviced office suites
  - Available immediately
  - Town centre location
  - Some parking available
  - Rent inclusive of utilities
  - Attractive period property

£22,000 Per Annum

Dorchester Commercial  
01305 261008 ext 3  
[commercial@symondsandsampson.co.uk](mailto:commercial@symondsandsampson.co.uk)



## THE PROPERTY

A suite of up to five adjacent, serviced offices in an attractive period property, converted to a high standard in the centre of Dorchester. Suitable for regional headquarters, marketing/call centre, consortium of therapists or tutors or similar.

The offices are located on the first floor of Somerleigh Gate and vary in size from 13- 28 sqm and are suitable for up to 30 persons. Total space 92 sqm.

Available immediately with flexible terms.

Offered unfurnished but have cabling for phone/internet which is not included. (Some furniture may be available if required).

### Meeting Room Facilities

One comfortable room is available by advance booking. There may be a charge for use.

## SITUATION

Somerleigh Gate is located within walking distance of Dorchester town centre near to the junction of Somerleigh Road with Prince's Street and is extremely well located in relation to the facilities and amenities to be found in the town. Dorchester is well positioned centrally within the County and is close to the A35 trunk road connecting central Southern England and the West Country. Bridport 16.5 miles, Yeovil 20 miles, Poole 24 miles, Bournemouth 28 miles.

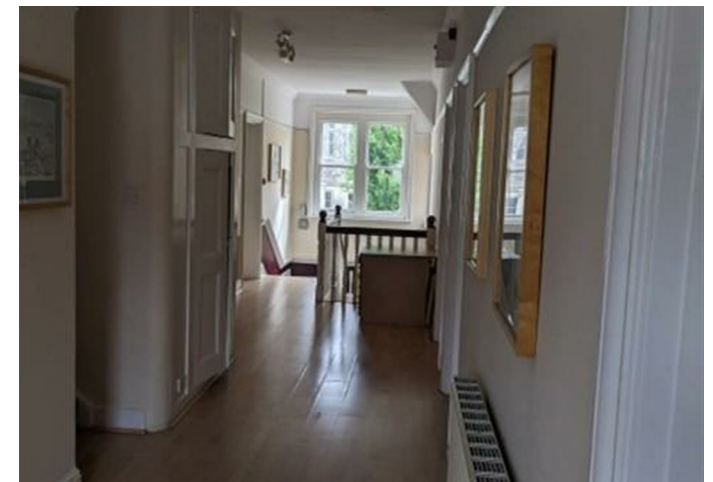
## SERVICES

All suites benefit from a central heating system to radiators. Fully fitted kitchen facilities. Male and Female lavatory facilities are located on the Ground and First Floors. All heating, lighting and power is included except Business Rates.

The Wi-Fi and phone is the responsibility of the tenant.

## PARKING

Spaces, when available, are charged on a 3 month contract of £100 each. Visitors have the use of the two visitor bays across the way, on a first come first served basis.



## ENERGY PERFORMANCE CERTIFICATE

D (88)

### RENT, DEPOSIT AND LEGAL FEES

Rent: The rent is inclusive of all charges including electricity, water and drainage, buildings insurance and maintenance including cleaning of communal areas. Business Rates are payable in addition. Rent is payable by BACS monthly in advance.

Deposit: £1000 plus two months rent in advance.

Legal Fees: £270 plus VAT

VAT: Value Added Tax is payable on all rents and charges unless indicated.

Lease Terms: New leases on flexible terms available to approved tenants. Tenants will be responsible for internal maintenance and repairs.

### LOCAL AUTHORITY

Dorset Council Tel: (01305) 221000

Rateable Value:

Offices are individually assessed for business rates and this is subject to small business rate relief.

### CODE FOR LEASING BUSINESS PREMISES

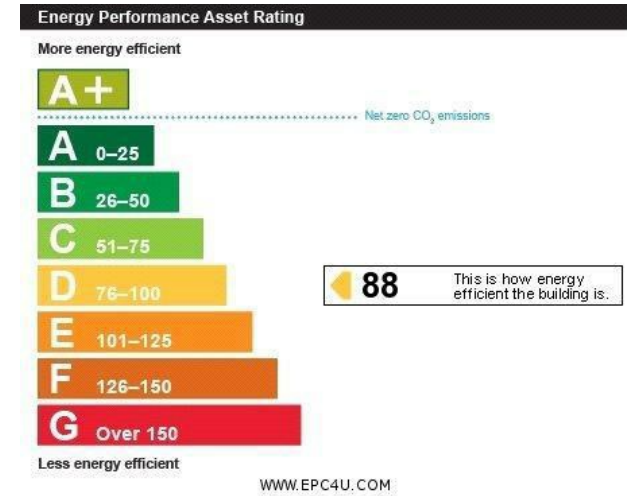
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

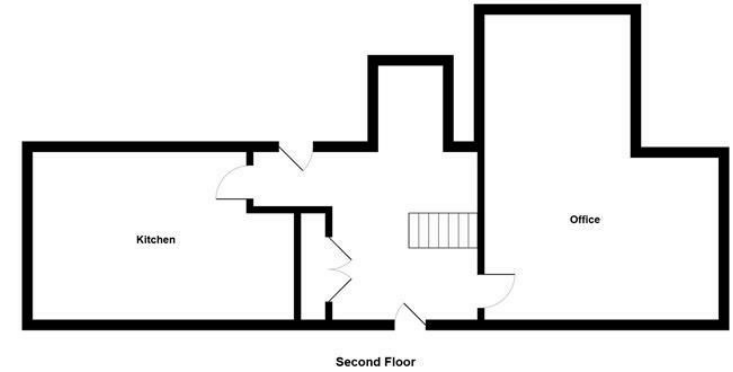
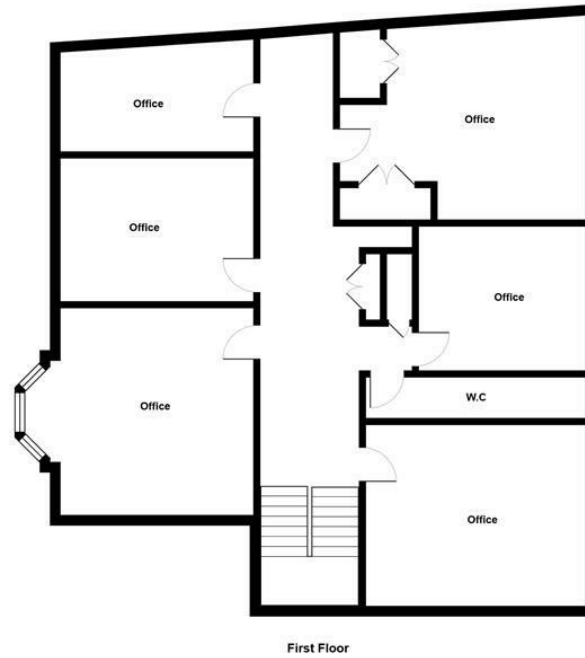
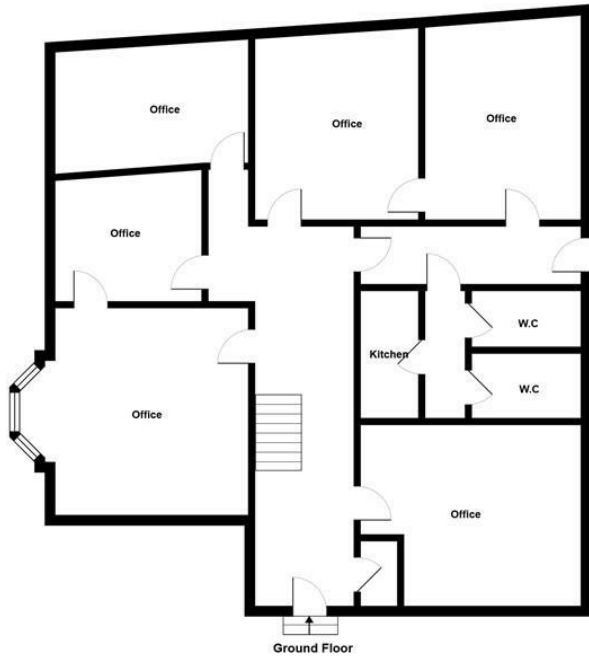
### FINANCE ACT 1989

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.

### LEGAL COSTS

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





JM/04/12/2025



01305 261008 ext 3

commercial@symondsandsampson.co.uk  
 Symonds & Sampson LLP  
 6 Burraton Yard, Burraton Square,  
 Dorchester, Dorset DT1 3GR



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