

TO LET
SELF CONTAINED OFFICE ACCOMMODATION
1,070 SQ FT // 99 SQ M



BUSINESS SPACE



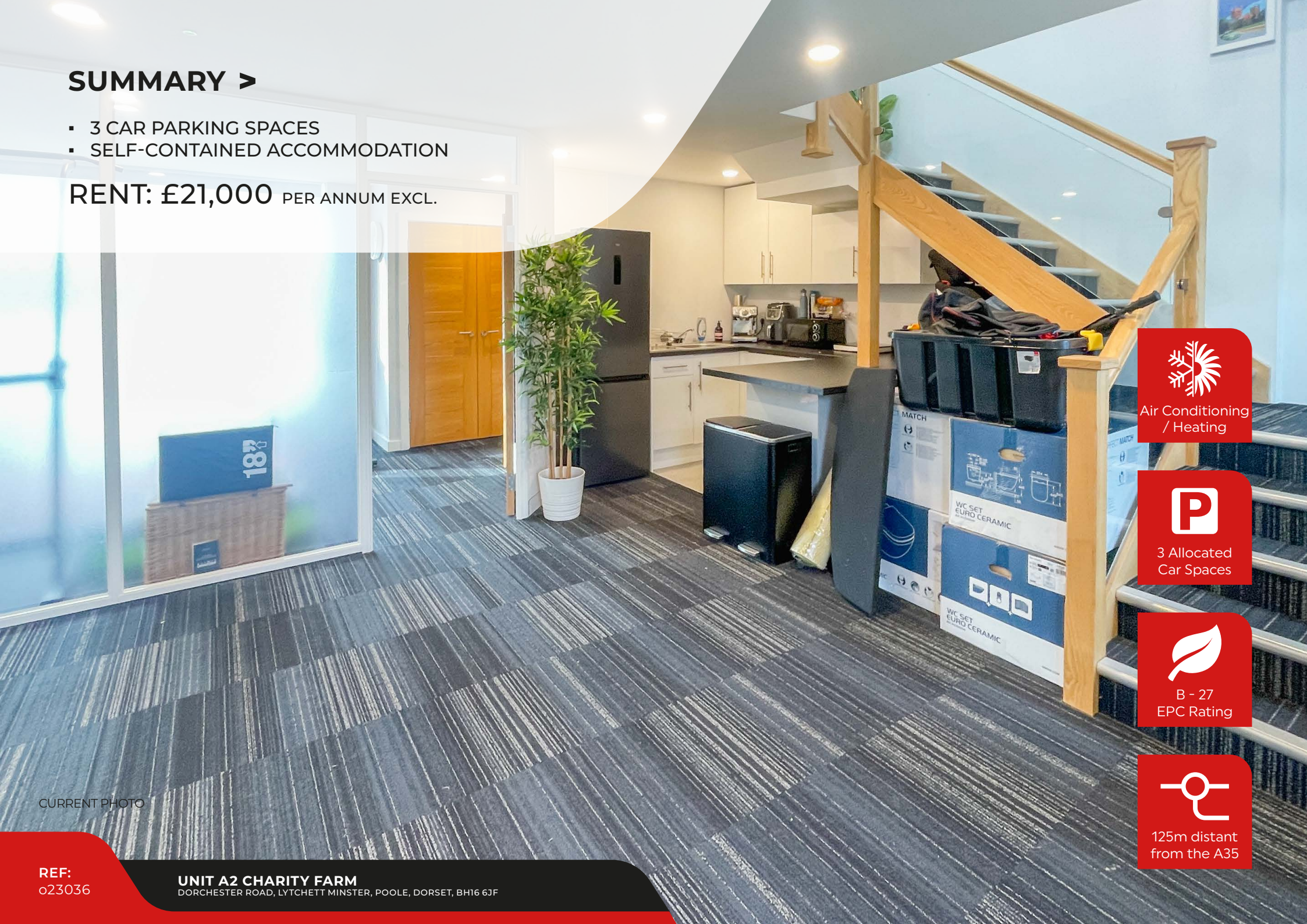
UNIT A2 CHARITY FARM

DORCHESTER ROAD, LYTCHETT MINSTER, POOLE, DORSET, BH16 6JF

SUMMARY >

- 3 CAR PARKING SPACES
- SELF-CONTAINED ACCOMMODATION

RENT: £21,000 PER ANNUM EXCL.



Air Conditioning
/ Heating



3 Allocated
Car Spaces



B - 27
EPC Rating



125m distant
from the A35

CURRENT PHOTO

REF:
o23036

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Location

Charity Farm is located on Dorchester Road approximately 125m distant from the Bakers Arms Roundabout junction on the A35. The A35 provides part dual carriageway with connects west towards Dorchester and Weymouth and ultimately connects to the A35 dual carriageway to the north-east and M27/M3 motorway networks.

Description

Charity Farm is a modern office development consisting of four offices. Unit A2 is a detached, self-contained premises and is of brick construction with a pitched tiled roof with double glazed windows in both the front and side elevations. The accommodation is open plan and benefits from the following specification:

- Air conditioning/heating
- Kitchenette
- Unisex WCs on ground and first floors
- LED lights
- Carpet
- Velux window
- Trunking (to part)
- Alarm system
- Blinds
- 3 allocated parking spaces

Accommodation

	sq m	sq ft
Ground Floor	52	565
First Floor	47	505
Total IPMS3 area approx.	99	1,070

Measured in accordance with the RICS Property Measurement (2nd Edition).

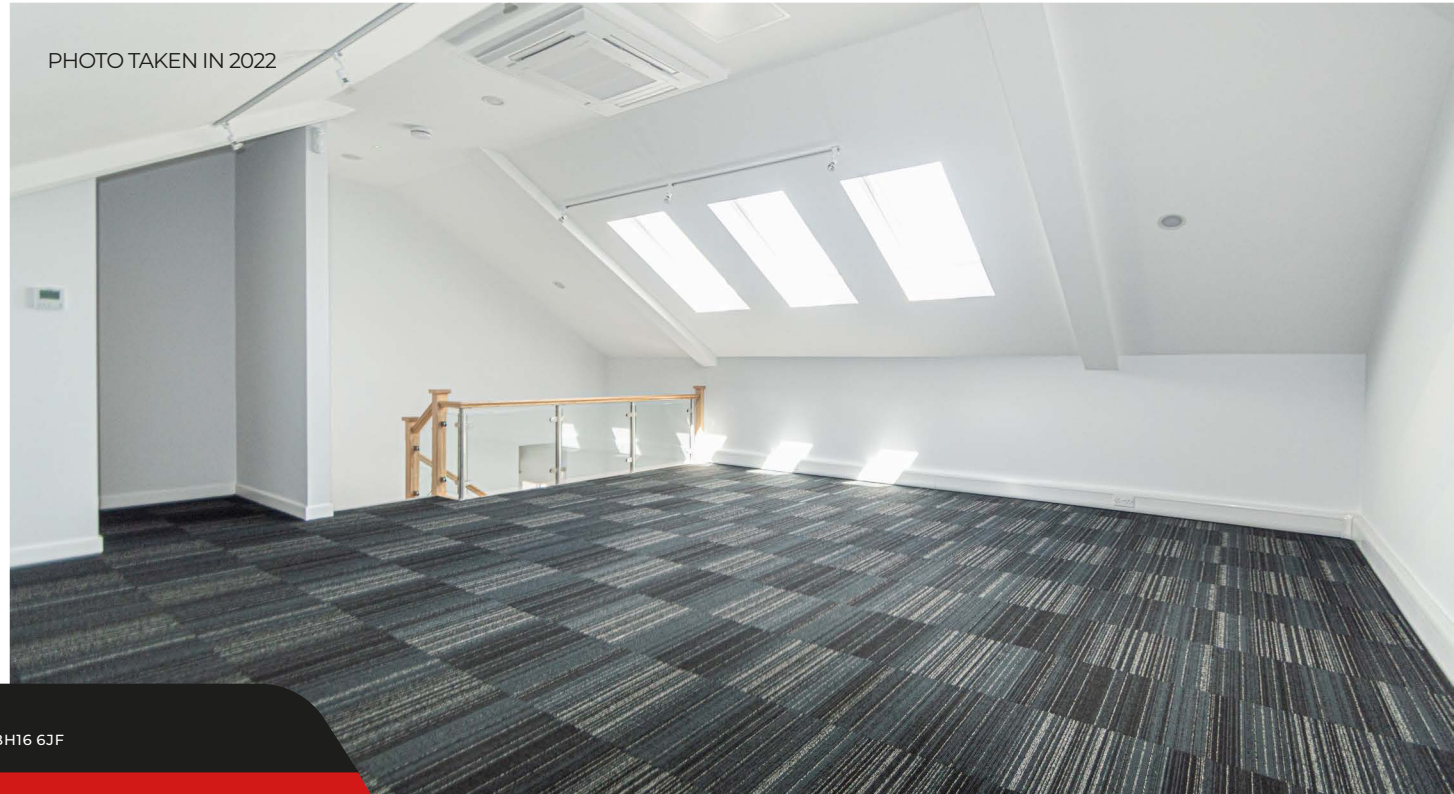
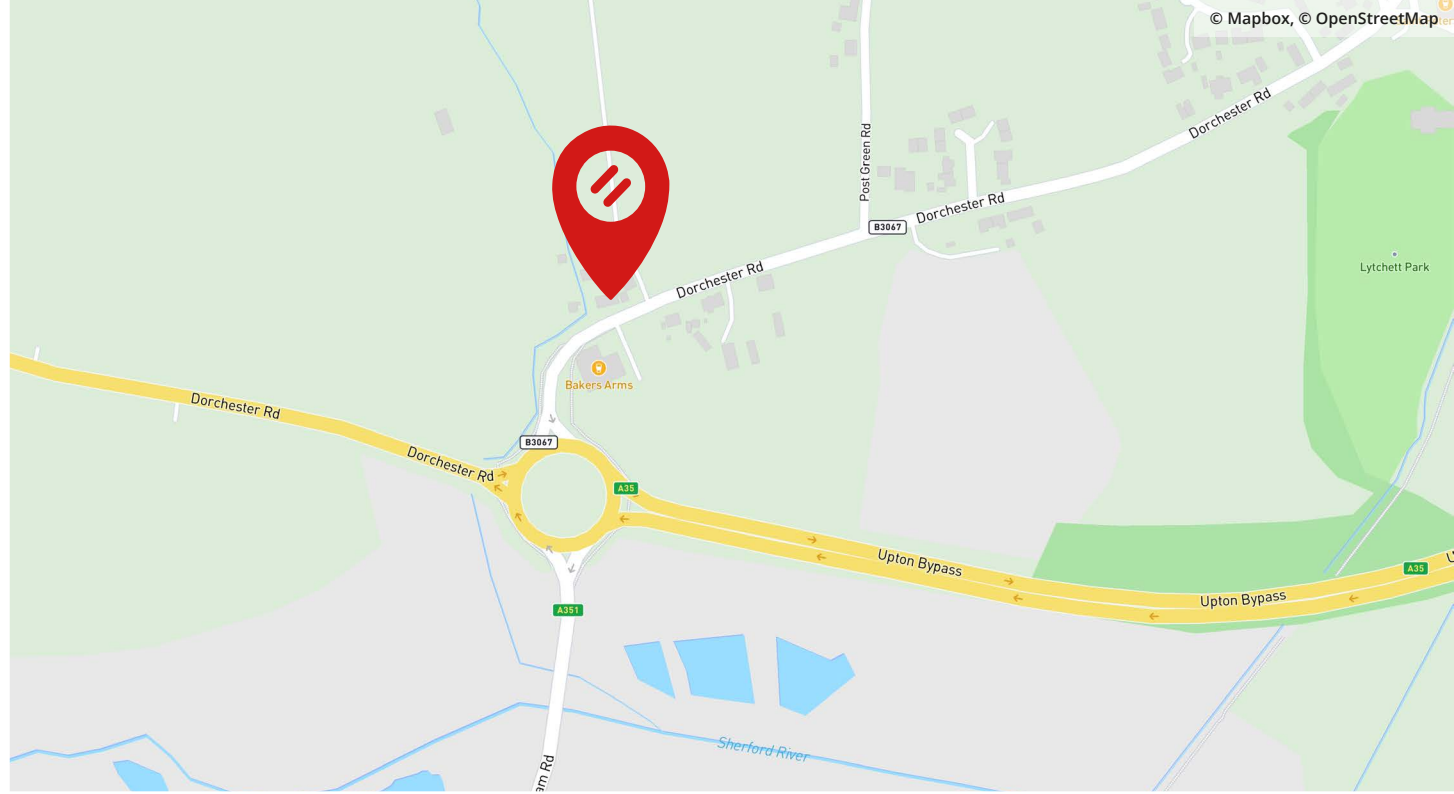


PHOTO TAKEN IN 2022



Lease

The premises are available to let by way of a new full repairing and insuring lease for a minimum 3 year term with upward only, open market rent reviews every 3 years.

Rent

£21,000 per annum exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order.

Rateable Value

£15,250 (from 1.4.26)

Service Charge

Estate premises are often subject to a service charge for the upkeep, management and maintenance of the common parts within the estate. We would therefore urge all interested parties to make further enquiries as to the existence or otherwise of service charge outgoings.

CURRENT PHOTO



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EPC Rating

B - 27

Legal Costs

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

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the sole agents Goadsby, through whom all negotiations must be conducted.

CURRENT PHOTO



Joshua Adamson
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DORCHESTER ROAD, LYTCHETT MINSTER, POOLE, DORSET, BH16 6JF



Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once terms have been agreed.

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)