

TO LET/FOR SALE

SUBSTANTIAL WAREHOUSE/FACTORY PREMISES
APPROX 1,720 SQM (18,516 SQFT)



Concept House | Blandford Heights Industrial Estate | Blandford Forum | DT11 7TE



**sibbett
gregory**



3.64m eaves height



2 loading doors



3 phase electricity



Double glazing

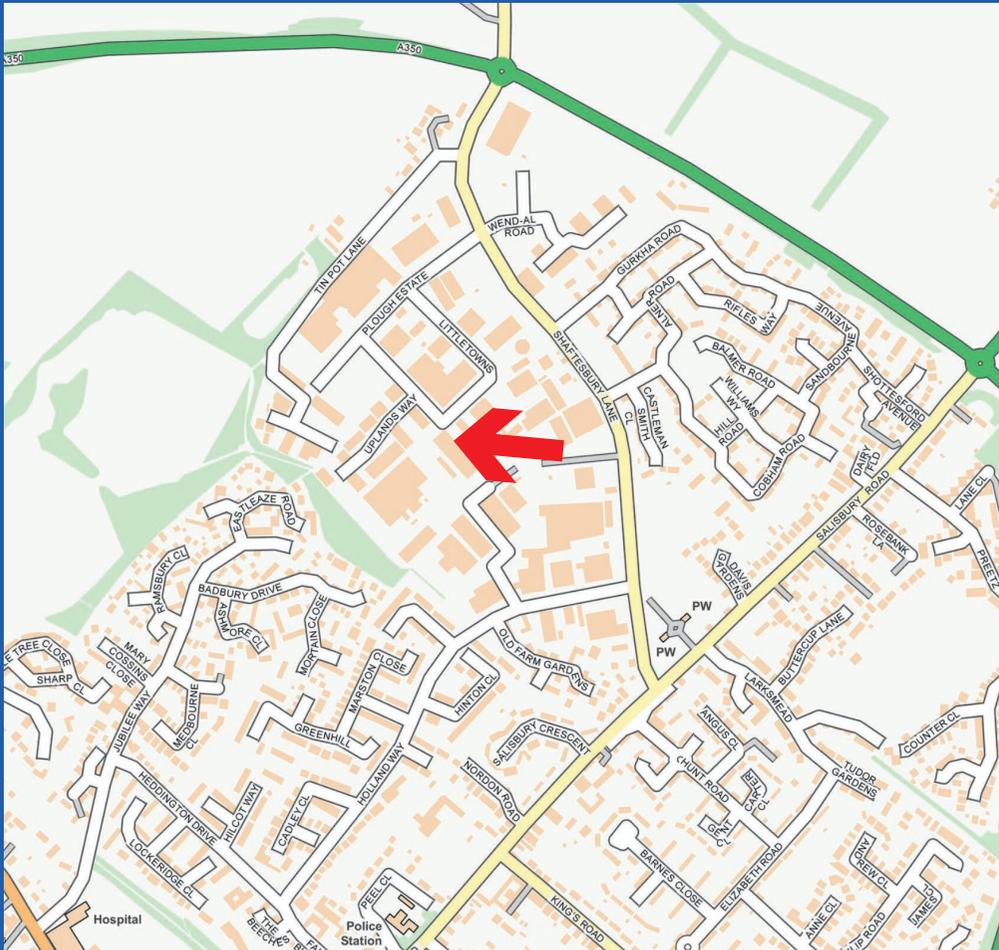


D - 83 EPC rating

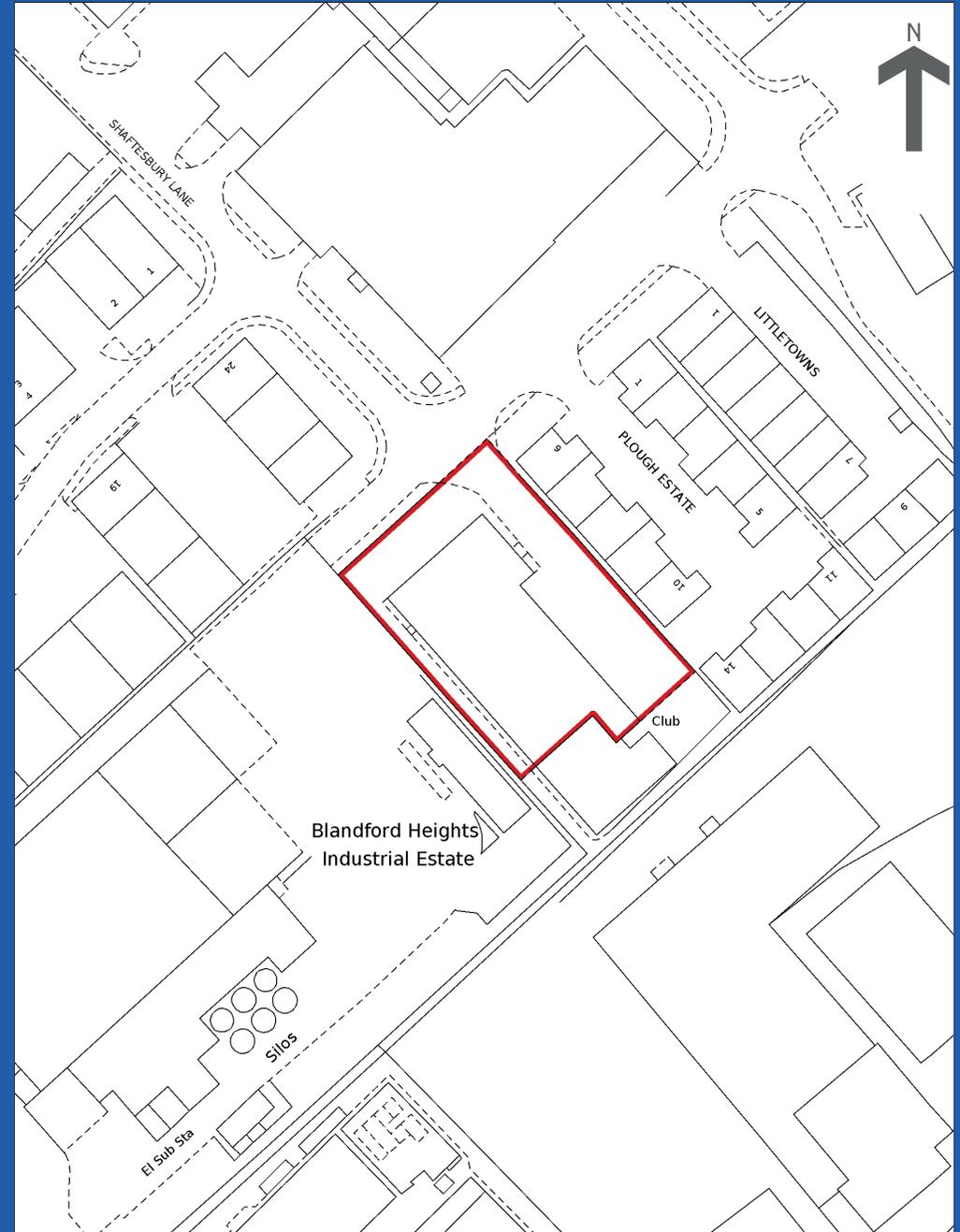
LOCATION

The property provides good access to the Blandford Bypass and the A350.
The property also has access from the A354 approx 1 mile to the north-east of Blandford Forum

The A354 connects the market town of Blandford Forum with Salisbury.



For illustrative purposes only



DESCRIPTION

The detached property comprises an original warehouse/factory and a modern office construction to the front to the property.

The warehouse/factory is of traditional construction with an asbestos roof upon a steel portal frame. The floor is concrete and loading is by way of a concertina door measuring 3m x 3.2m. Lighting runs throughout the warehouse. Internal eaves height of 3.64m.

The modern office accommodation is of cellular layout with board room and kitchen facilities. The offices benefit from raised flooring for data, recessed lighting, carpets and central heating. All offices have natural daylight.

SUMMARY OF ACCOMMODATION

Factory	1,091 sq m	11,740 sq ft
Ground Floor Storage	190 sq m	2,050 sq ft
Ground Floor Office	125 sq m	1,342 sq ft
First Floor Office	314 sq m	3,384 sq ft
Total	1,720sq m	18,516 sq ft

TENURE

The premises are available either to let by way of a new full repairing and insuring lease for a term to be agreed or, alternatively, for sale freehold.

RENT

£100,000 per annum exclusive of rates, insurance, service charge, VAT and all other outgoings.

PRICE

£1,495,000 plus VAT.



BUSINESS RATES

We are verbally informed that the property has a rateable value of £38,000. The rates payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

Interested parties are encouraged to contact the Local Rating Authority directly for confirmation of the rates payable.

EPC

The property has an energy rating of D – 83.

VIEWING

Viewing by appointment with the joint sole agents Sibbett Gregory or Goadsby, through whom all negotiations must be conducted.

Alastair Knott

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FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.