

**100% SMALL BUSINESS
RATES RELIEF AVAILABLE**
(SUBJECT TO TERMS)

TO LET

MODERN OFFICE PREMISES

898 SQ FT // 82 SQ M



BUSINESS SPACE



GROUND FLOOR, UNIT 6 THE AXIUM CENTRE
DORCHESTER ROAD, LYCHETT MINSTER, POOLE, DORSET, BH16 6FE

SUMMARY >

RENT: £13,000 PER ANNUM EXCL.



Air
Conditioning



2 Car Spaces
Plus Visitors



C - 75
EPC Rating



Excellent
Connectivity

REF:
o23611

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Location

The Axium Centre is located on the A35 approximately half a mile west of the Bakers Arms Roundabout. The A35 provides a part dual carriageway with connections westwards towards Dorchester and Weymouth and ultimately connects to the A31 dual carriageway to the north east which leads to the M27/M3 motorway networks.

Description

The Axium Centre is a modern office development situated within a rural setting. Unit 6 is a self-contained premises and is of brick construction with a pitched tiled roof with glazing to the front elevation. The accomodation is open plan and is arranged over the ground floor. The accommodation benefits from the following specification:

- Air conditioning/heating
- Alarm system
- Kitchenette
- Unisex WC
- LED lighting
- Carpets
- Phone entry system

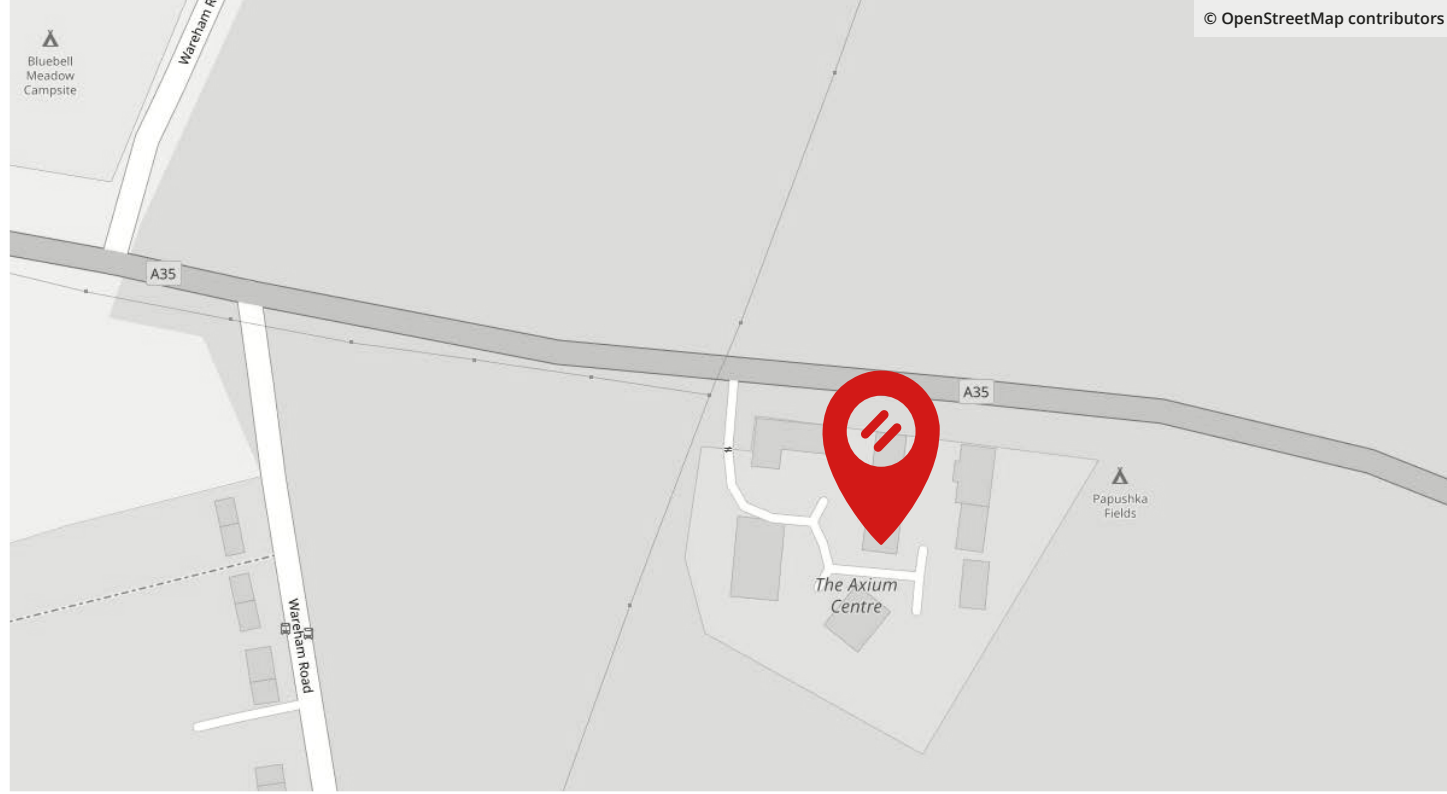
Externally, there are 2 allocated car parking spaces and additional visitors spaces.

Lease

The premises are available to let by way of a new full repairing and insuring lease incorporating upward only open market rent reviews every 3 years.

Rent

£13,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other



Rateable Value

£11,500 (from 1.4.26)

Service Charge

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

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.



Joshua Adamson

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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 once a sale 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 once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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)