

**TO LET**  
**FENCED & GATED STORAGE LAND**  
0.16 ACRES // 0.06 HECTARES



BUSINESS SPACE

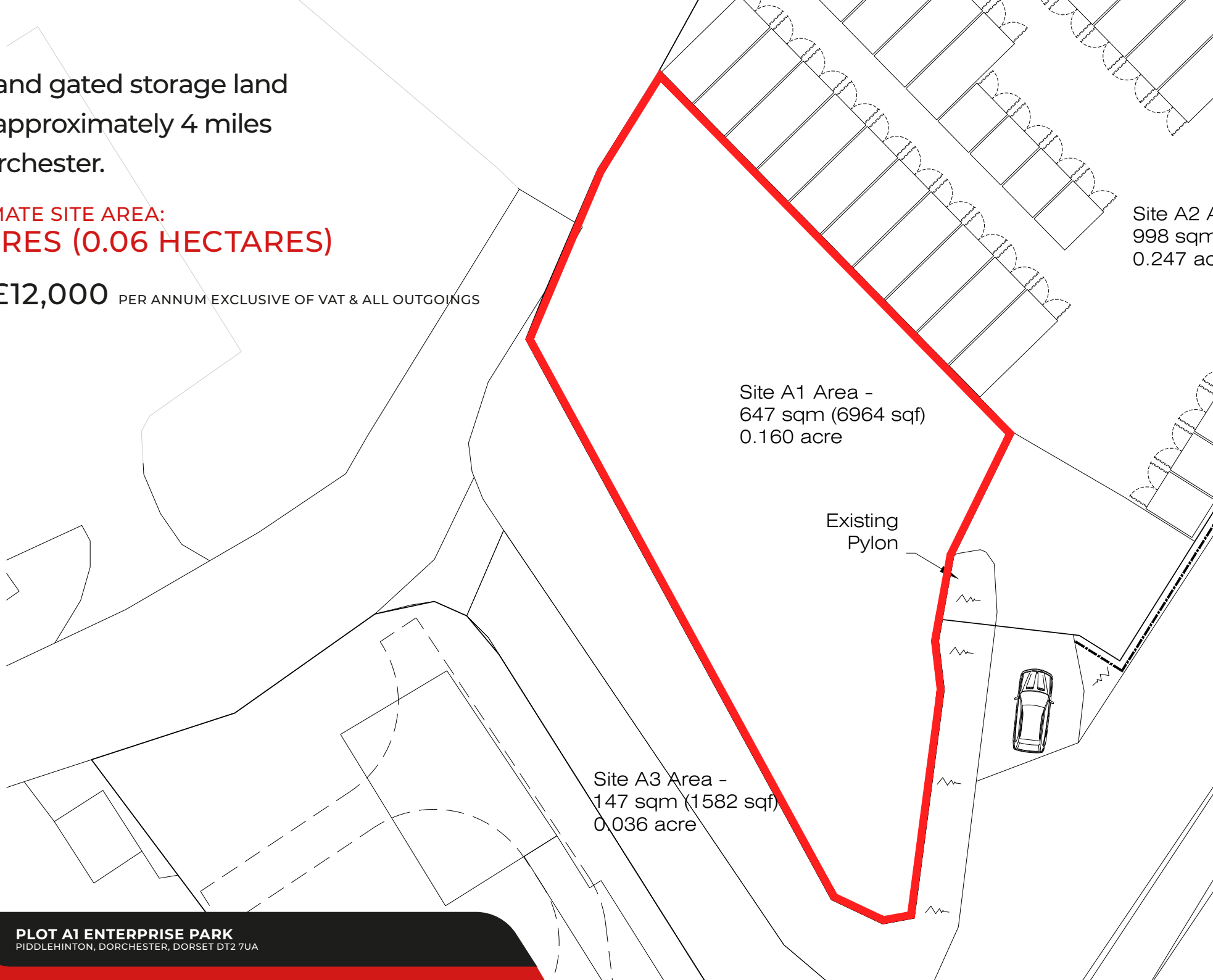


**PLOT A1 ENTERPRISE PARK**  
PIDDLEHINTON, DORCHESTER, DORSET DT2 7UA

Fenced and gated storage land  
located approximately 4 miles  
from Dorchester.

APPROXIMATE SITE AREA:  
**0.16 ACRES (0.06 HECTARES)**

RENT: £12,000 PER ANNUM EXCLUSIVE OF VAT & ALL OUTGOINGS



REF:  
W237208

**PLOT A1 ENTERPRISE PARK**  
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## Enterprise Park



ENTERPRISE PARK

A35  
3 MILES

DORCHESTER  
4 MILES

DORCHESTER STATION  
5 MILES

WEYMOUTH  
13.2 MILES

BLANDFORD  
14.4 MILES

POOLE  
21 MILES

Enterprise Park is located on the B3143 approximately 3 miles from the A35 and 4 miles from Dorchester.

The A35 provides a part dual carriageway connection towards Poole, Dorchester and Weymouth and also connects to the A31 dual carriageway which leads to the M27/M3 motorway networks

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Approximate distances sourced from google maps.

## Description / Site Area

The plot is accessed via a communal estate road and is fenced and gated.

Electricity and water are available.

The plot extends to approximately 0.16 acres (0.06 hectares).

## Lease

The plot is available by way of a new lease for a negotiable term, incorporating upward only open market rent reviews.

## Rent

**£12,000 per annum** exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.

## Service Charge

An estate service charge is payable which is currently budgeted at £125 plus VAT per quarter.

## Rateable Value

To be assessed.

## Legal Costs

Each party is 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 joint sole agents, Goadsby or Nettleship Sawyer, through whom all negotiations must be conducted.



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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 and Financial Sanctions, we are obliged to verify the identity of a proposed tenant once a 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 or tenant once terms have been agreed.

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://goadsby.com)