DORSET BUSINESS PARK

TO LET

BUILDING C2, DORSET BUSINESS PARK, WINTERBOURNE WHITECHURCH, DT11 9AS



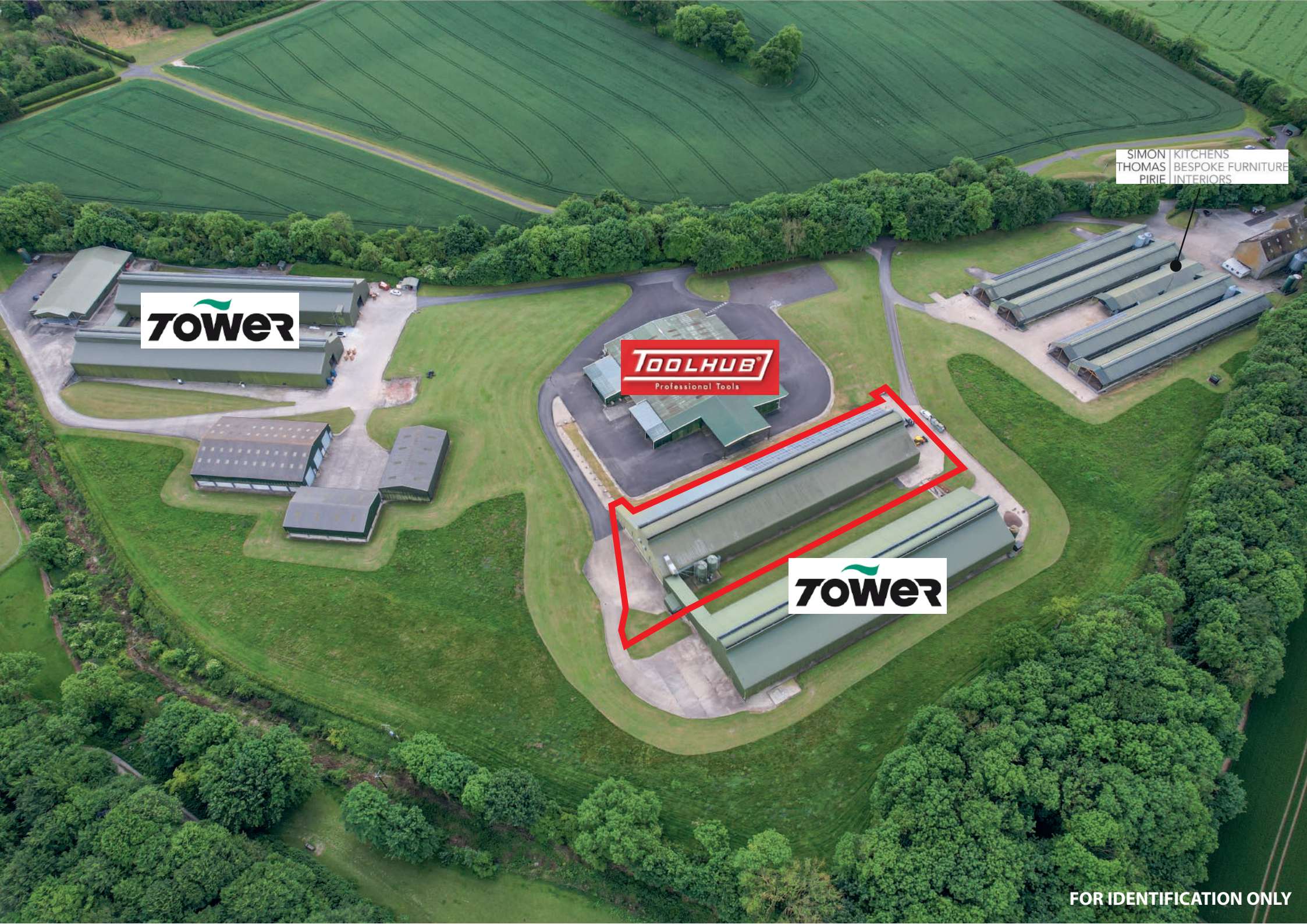
SUBSTANTIAL REFURBISHED WAREHOUSE PREMISES

23,035 SQ FT (2,140 SQM)



SPECIFICATION

- Approx 23,035 sq ft (2,140 sq m).
- Recently refurbished to include new electric roller shutter doors and LED lighting.
- Dedicated loading apron.
- B8 (storage and distribution) use.
- A further 36,911 sq ft is available in additional buildings (by separate negotiation).


SIMON THOMAS PIRIE
KITCHENS
BESPOKE FURNITURE
INTERIORS
TOWER
TOOLHUB
Professional Tools
TOWER
FOR IDENTIFICATION ONLY

THE SITE

- Dorset Business Park offers a range of high bay warehouses across a well maintained landscaped site in the heart of Dorset.
- Strategic location between Blandford, Poole/Bournemouth and Dorchester. The site is adjacent to the A354, with excellent links to both the A31 (6 mins) and A35 (8mins).
- A significant proportion of the business park's electrical supply is generated by solar energy, reducing the carbon footprint of the site.
- Existing tenants on the park include Tower Supplies, Tool Hub and Simon Thomas Pirie.





Blandford: 4 miles **Dorchester: 13 miles** **Poole: 13 miles** **Bournemouth: 18 miles** **Yeovil: 25 miles** **M27: 34 miles**

DESCRIPTION

Building C2 comprises a substantial high bay warehouse building, which has been refurbished with works including the installation of LED warehouse lighting and 4 x new electrically operated roller shutter doors (approx. 4m wide x 5.2m high). The building benefits from eaves heights of 5.5m rising to 7.7m at the internal ridge. Dedicated concrete loading aprons are provided at either ends of the warehouse building. The premises has been measured with the following approximate gross internal floor area:

Building C2 - 23,035 sq ft (2,140 sq m)

The site is accessed via a security gate and is served by good quality internal access roads, with attractive and well maintained landscape areas.

TENURE

The premises are available by way of new full repairing and insuring leases for a term to be negotiated.

RENT

Rent on application to the Agents.

Rent is exclusive of VAT, service charge, building insurance and business rates.

PLANNING

The site benefits from a planning consent for B8 (storage and distribution) uses. Other uses within Class E(g) will be considered (subject to planning).

SERVICE CHARGE

A service charge will be payable with respect of CCTV security, management and the upkeep and maintenance of common parts and communal estate roads. Full details available from the agents.

RATEABLE VALUE

The premises are to be re-assessed for rating purposes.

EPC

The building has the following EPC Rating:

Building C2 B-29









FURTHER INFORMATION

sibbett gregory
6 Winchester Place
North Street Poole
BH15 1NX
01202 661177
www.sibbettgregory.com

Alastair Knott
alastair@sibbettgregory.com
07795 346157

Sam Morgan
sam@sibbettgregory.com
07400 995296

Vail Williams
01202 558 262
vailwilliams.com

Bryony Thompson
BThompson@vailwilliams.com
07741 145629

Finn Rawlings
FRawlings@vailwilliams.com
07545 803419

Symonds & Sampson
ESTABLISHED 1858

Ryan Holmes
rholmes@symondsandsampson.co.uk
01305 261008 (option 3)

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.