

TO LET

END TERRACE BUSINESS PREMISES

2,006 SQ FT // 186 SQ M



BUSINESS SPACE

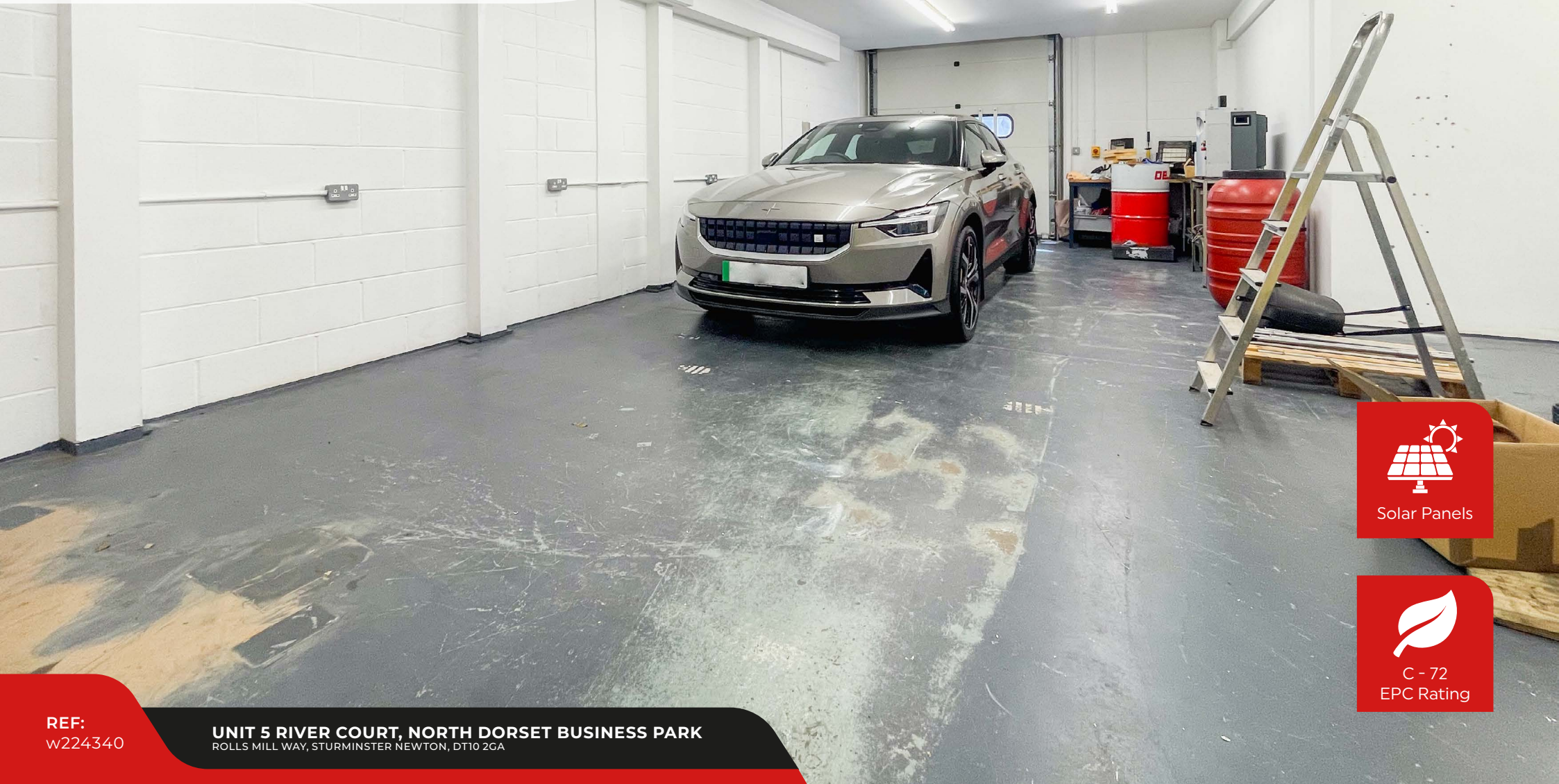
goadsby

UNIT 5 RIVER COURT, NORTH DORSET BUSINESS PARK
ROLLS MILL WAY, STURMINSTER NEWTON, DT10 2GA

SUMMARY >

- END TERRACE UNIT
- MODERN STYLE FIRST FLOOR OFFICE
- 3 PHASE ELECTRICITY

RENT: £15,000 PER ANNUM EXCL.



Solar Panels



C - 72
EPC Rating

REF:
W224340

UNIT 5 RIVER COURT, NORTH DORSET BUSINESS PARK
ROLLS MILL WAY, STURMINSTER NEWTON, DT10 2GA

Location

- North Dorset Business Park is an established trading park which is accessed via Rolls Mills Way, connecting to A357 & A350 which has links to Bournemouth, Poole and Dorchester
- Nearby occupiers include: Olives Et Al, Screwfix & Weymouth 51

Description

- These end terrace business premises are of steel portal frame construction with internal blockwork walls and wooden panneling to the front elevation. There is a steel clad pitched roof incorporating north lights. The floor is concrete, the height under mezzanine is approximately 2.7 metres and loading is by way of a sectional up and over door measuring approximately 2.67 metres wide x 2.74 metres high. Internally, there is a separate personnel door, factory lighting, disabled WC, 3 phase electricity.
- There are stairs leading to the first floor which consists of a modern style carpeted office, incorporating two separate meeting rooms, tea point, server room and open plan office space.
- The landlord is installing PV panels on the roof of the block, allowing discounted elecvtrcitiy rates to the occupiers
- Externally, there is a concrete loading apron and on site parking.

Lease

The premises are available to let by way of a new full repairing and insuring lease incorporating upward only open market rent reviews for a term to be agreed.

Rent

£15,000 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.



Rateable Value EPC Rating

£16,250 (from 1.04.23)

C - 72

Accommodation

Total gross internal area approx. 2006 sq ft // 186 sq m

The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

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.

Service Charge

A service charge may be payable. Interested parties are advised to make further enquiries through the agent.

Viewing

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



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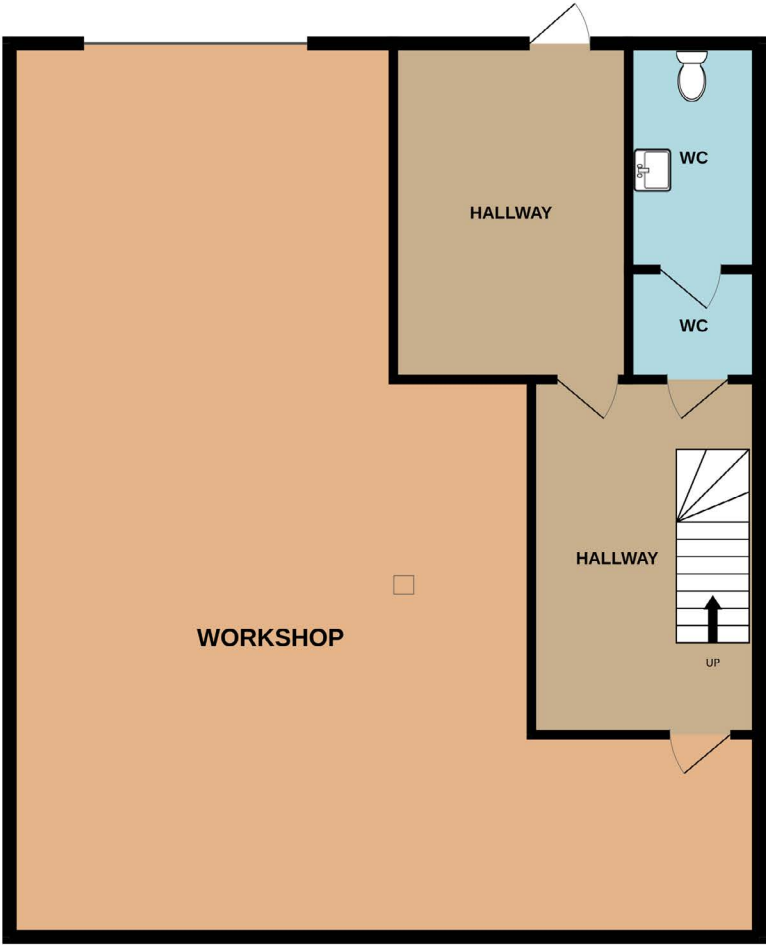
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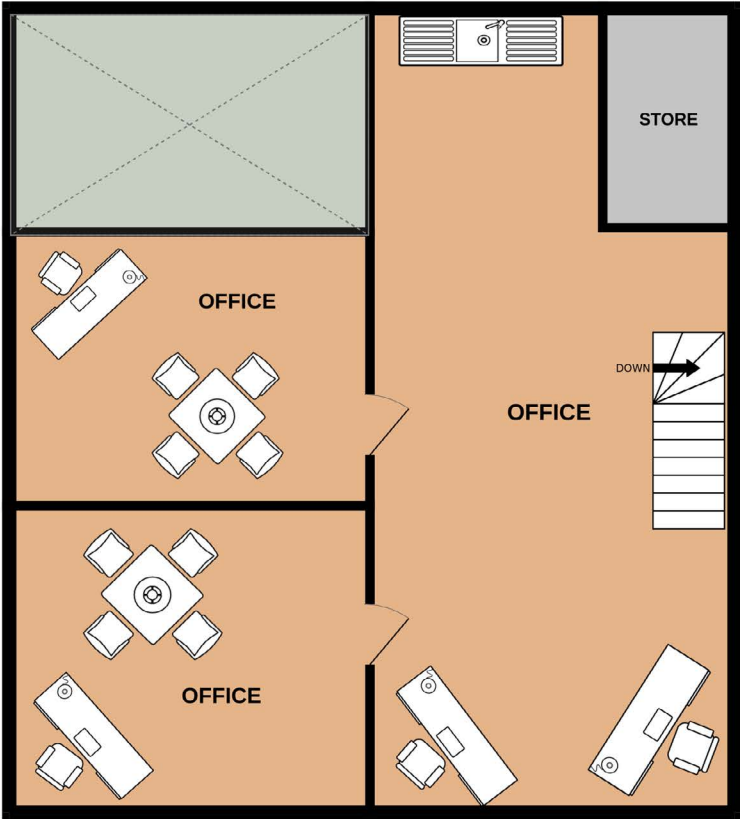


Existing Plans
Not to scale

GROUND FLOOR
1141 sq.ft. (106.0 sq.m.) approx.



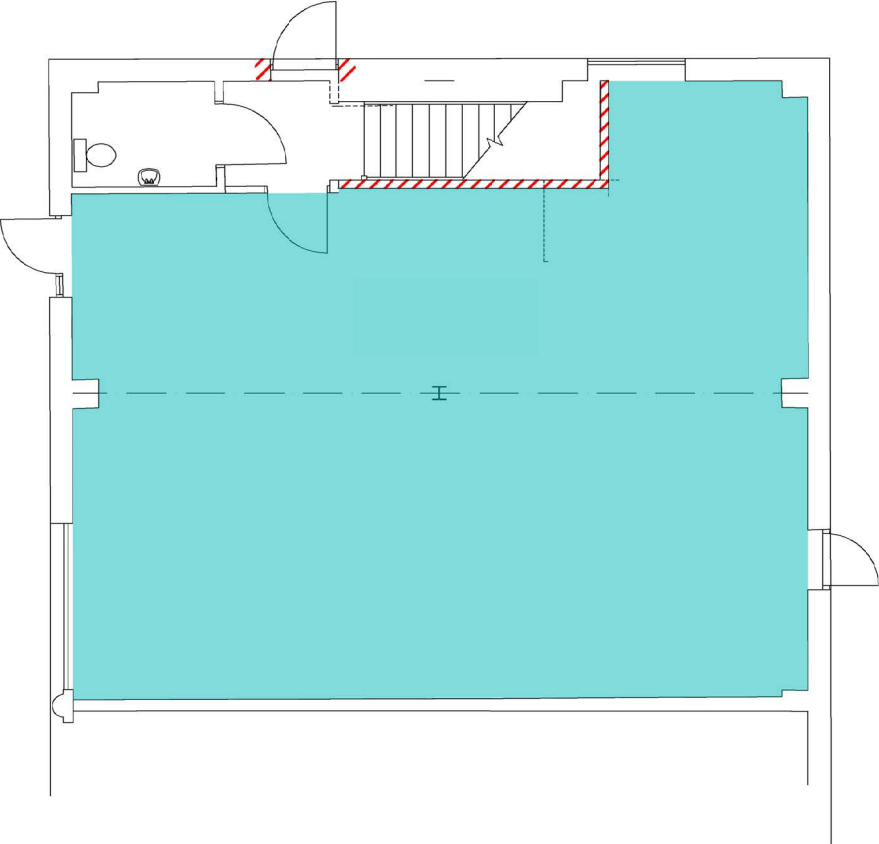
1ST FLOOR
865 sq.ft. (80.4 sq.m.) approx.



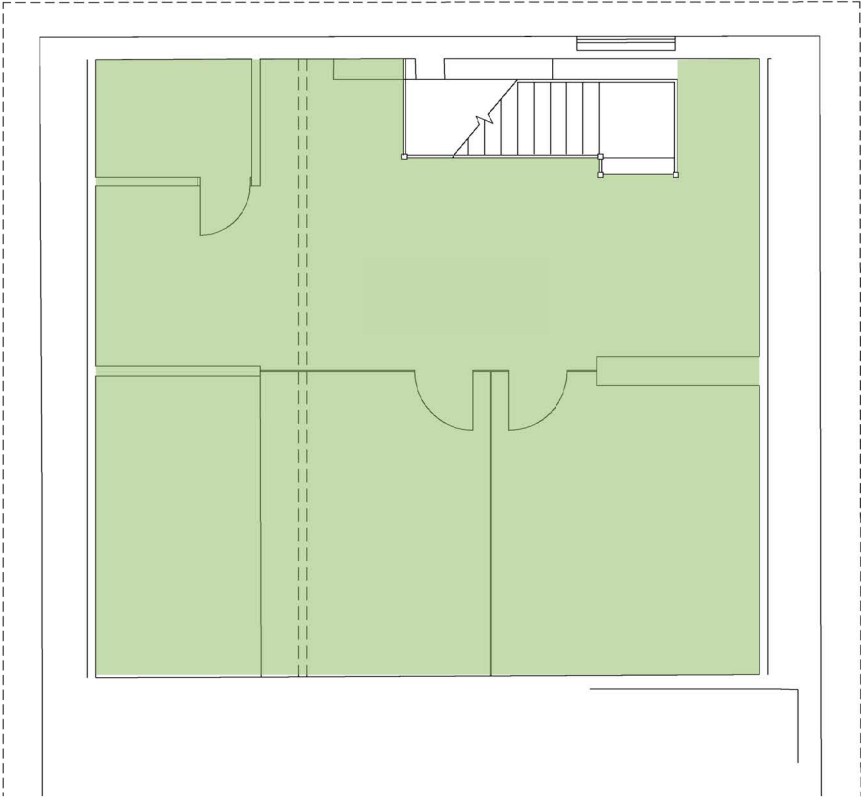
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Proposed Plans
Not to scale

Ground floor



First floor





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](#).

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.

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