



**TO LET** ONLY £3.49 PER SQ FT

SEMI-DETACHED INDUSTRIAL/WAREHOUSE PREMISES

**1,730 SQ M // 18,621 SQ FT** 6.1M EAVES

**SOUTHERN SECTION, TAYLORS YARD** SALISBURY ROAD, PIMPERNE, BLANDFORD FORUM, DORSET, DT11 8TU





**6.1m**  
internal eaves



**4 roller**  
shutter doors



**3 phase**  
electric supply (to be installed)

**Rent: £65,000** per annum exclusive

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## SPECIFICATION

- Semi-detached
- Steel portal frame
- Profiled steel cladding
- 3 phase electricity to be installed
- Steel clad pitched roof incorporating daylight panels
- 4 No. roller shutter doors each measuring 4.1m wide x 4.7m high
- 2 No. oil fired warm air heaters
- Internal eaves height 6.1m
- Ridge height 7.65m
- Concrete floor
- Fluorescent strip lighting
- Concrete forecourt
- Concrete loading apron
- Access from Salisbury Road over a shared driveway

## ACCOMMODATION

	sq m	sq ft
Ground Floor	1,730	18,621

The above gross internal area has been measured in accordance with the 6th Edition of the RICS Code of Measuring Practice.

## 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 5 years.

## RENT

**£65,000 per annum** exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.

## RATEABLE VALUE

£22,500

## EPC RATING

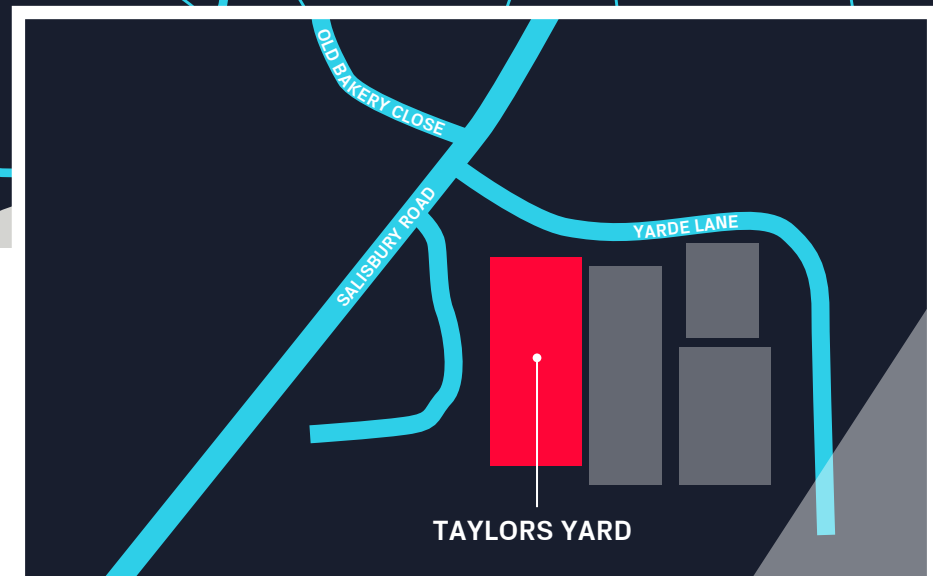
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## SERVICE CHARGE

A service charge is payable in respect of the upkeep, management and maintenance of the common parts within the estate. Interested parties are advised to make further enquiries.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.



## LOCATION

- Located approximately 0.75 miles from A350
- Blandford Forum is approximately 2 miles to the south-west
- Poole town centre is approximately 17 miles to the south-east



## 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

## VIEWINGS

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



### CHRIS WILSON

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### JOE LEE

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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](#).

### 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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