



Unit 6 Leanne Business Centre, Sandford Lane, Wareham BH20 4DY

TO LET

First Floor Business Unit/Office

**890 Sq Ft
(83 Sq M)**

Unit 6 Leanne Business Centre, Sandford Lane, Wareham BH20 4DY

DESCRIPTION

Leanne Business Centre is a purpose built development of 13 two storey office/business units together with a small gatehouse. The development is arranged with a central parking area with additional parking at the rear.

- ✓ Self-contained entrance
- ✓ Allocated parking
- ✓ 500m from Wareham Station
- ✓ WC facilities
- ✓ Flexible terms available

LOCATION

The development is situated in a prominent position on Sandford Lane approximately one mile from Wareham town centre.

The town is situated close to the intersection of the A351 and A352, which both provide onward access to the A35 and then Bournemouth to the east and Dorchester to the west. Occupiers close by include Screwfix, Howdens, Royal Mail, and Aster Group.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
First Floor	890	83
Total	890	83

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

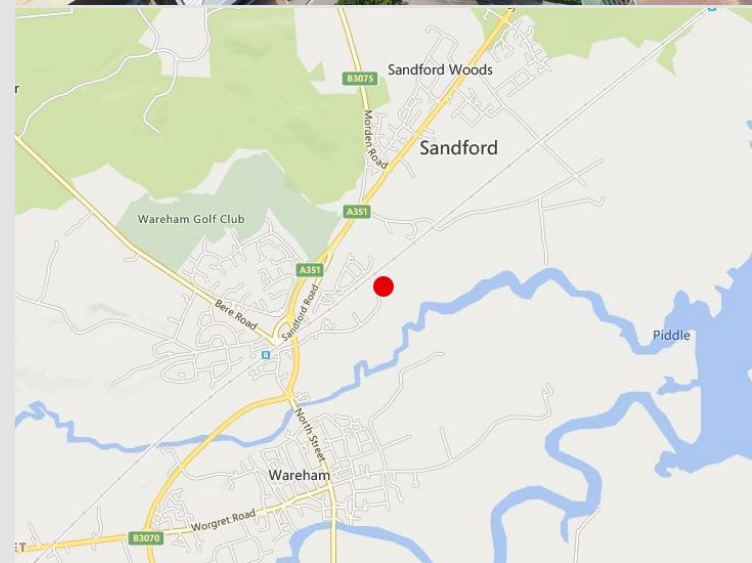
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The rent is £8,050 per annum. The premises are available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

EPC

EPC - D 77



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS 09-Jun-2023

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Luke Mort
07591 384236
lmort@lsh.co.uk

Dan Rawlings
07702 809192
drawlings@lsh.co.uk



Steve Chiari
01202 550245
stevec@nettsawyer.co.uk