

TO LET

MODERN GROUND FLOOR OFFICE ACCOMMODATION

1,846 SQ FT // 171 SQ M

6 MONTHS RENT FREE ON
OFFER (SUBJECT TO TERMS)



BUSINESS SPACE

goadsby

SUITE 3 STOWEY HOUSE

BRIDPORT ROAD, POUNDBURY, DORCHESTER, DT1 3SB

SUMMARY >

- GROUND FLOOR OFFICE ACCOMMODATION
- 8 ALLOCATED PARKING SPACES
- RETAIL AND RESTAURANT FACILITIES IN QUEENS MOTHER SQUARE
- 0.6 MILES TO A35

RENT: £18,500 PER ANNUM EXCL.



Passenger Lift



8 Allocated
Parking Spaces



C - 58
EPC Rating

REF:
o79745

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Location

- Stowey House is located on the Duchy of Cornwall's development known as Poundbury
- Poundbury is located on the western side of the County Town adjacent to the A35
- There are retail and restaurant facilities within Queen Mother Square including a Waitrose and a Hall & Woodhouse Pub/Hotel
- Dorchester Town Centre is located approximately 1.2 miles away
- A35 is approximately 0.6 miles away

Description

Stowey House is a two storey purpose built office building which benefits from the following specification:

- Tiled Carpets
- Suspended Ceiling
- Blinds
- Perimeter Trunking
- LED Lighting
- Central Heating
- Kitchenette
- Communal Toilet Facilities

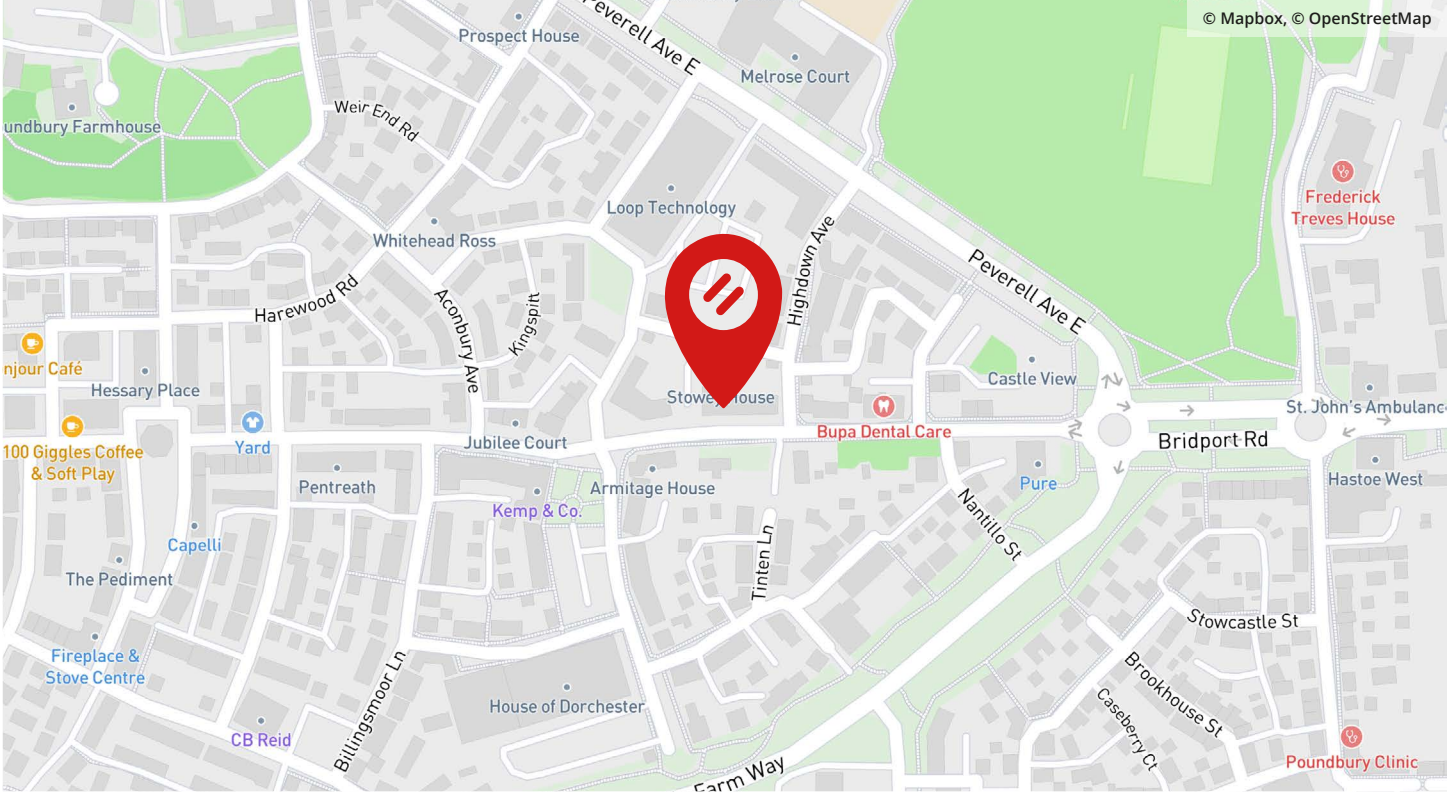
Parking

The suite is allocated 8 car-parking spaces.

Accommodation

sq m sq ft

Suite 3	171	1,846
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Legal Costs

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

Lease

The suite is available to let by way of a new full repairing and insuring lease for a negotiable term, incorporating upward only open market rent reviews.

Rent

£18,500 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Incentives: 6 months rent free available (subject to a 6 year lease)

Rateable Value

£19,750 (from 1.4.23)

EPC Rating

C - 58

Service Charge

A service charge is payable in respect of the upkeep, management, and maintenance of common parts within the building and is currently budgeted at approximately £4.95 per sq ft per annum plus VAT. Water and Gas is included within the service charge. Interested parties are advised to make further enquiries.



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 sole agents Goadsby, through whom all negotiations must be conducted.



Joshua Adamson

joshua.adamson@goadsby.com
01202 550110 // 07500 894599

Joseph Holderness

joseph.holderness@goadsby.com
01202 550200 // 07879 435387

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, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/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/tenant once terms have been agreed.

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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[goadsby.com](https://www.goadsby.com)