

TO LET

**NEWLY REFURBISHED DETACHED
INDUSTRIAL/WAREHOUSE PREMISES
PLUS SUBSTANTIAL TARMACADAM CAR PARK**

325 SQ M // 3,502 SQ FT



BUSINESS SPACE

goadsby

UNIT A POUNDBURY WEST INDUSTRIAL ESTATE
POUNDBURY ROAD, DORCHESTER, DT1 2PG

SUMMARY >

- 4 LOADING DOORS
- C. 5.59 M INTERNAL EAVES HEIGHT
- SUBSTANTIAL TARMACADAM CAR PARK
- NEWLY REFURBISHED

RENT: £32,500 PER ANNUM EXCLUSIVE



REF:
w348703

UNIT A POUNDBURY WEST INDUSTRIAL ESTATE
POUNDBURY ROAD, DORCHESTER, DT1 2PG



Location

- Unit A, Poundbury West Industrial Estate is located off Poundbury Road in Dorchester
- Poundbury Road connects to the A37 and in turn the A35 dual carriageway
- The A35 provides links to the M27 & M3 motorway networks to the East

Description

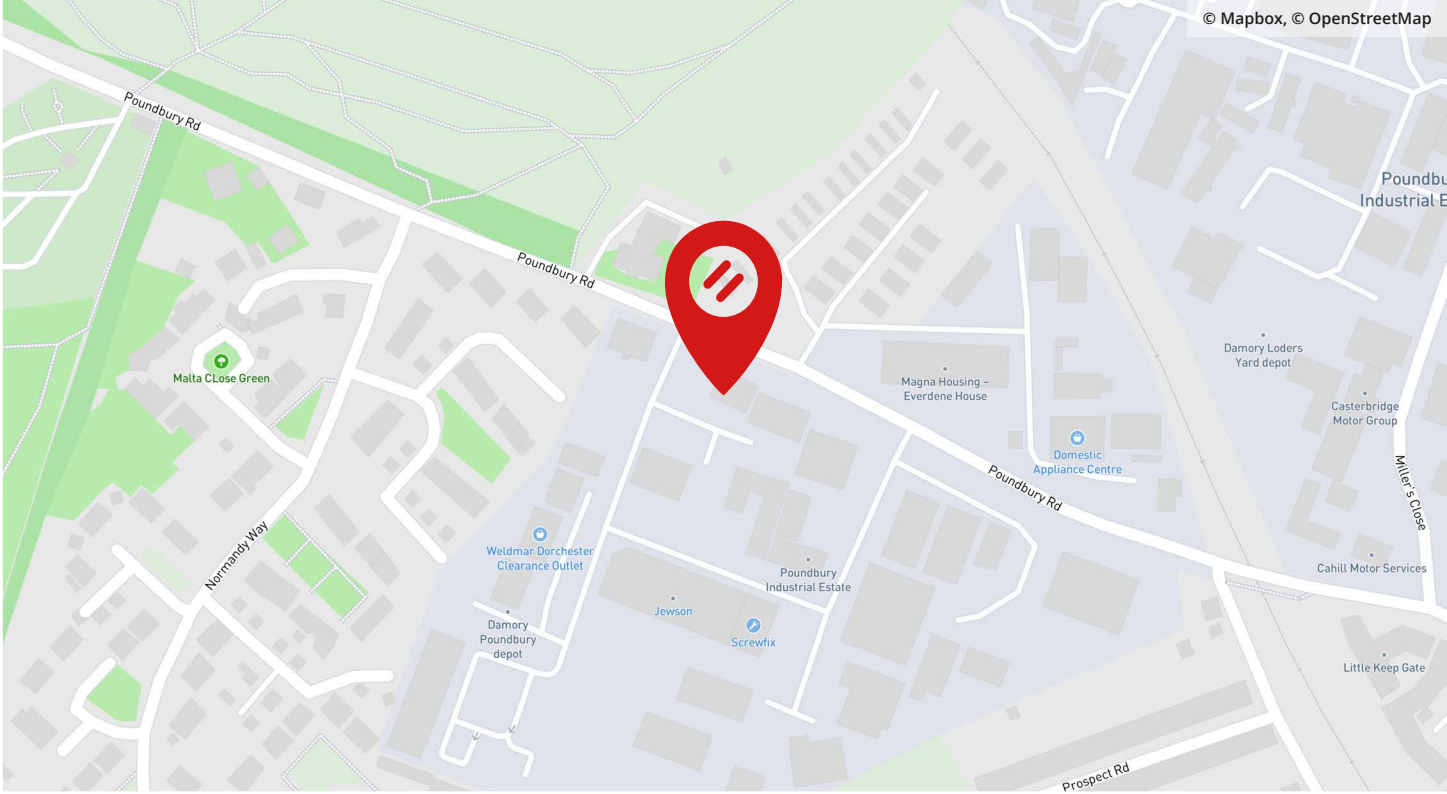
- Detached
- Steel portal frame
- Insulated steel-clad roof incorporating translucent daylight panels
- Brickwork outer construction to lower elevations
- Blockwork inner construction to lower elevations
- Profiled steel cladding to upper elevations
- Internal eaves height c. 5.59m
- Clear internal height under offices c. 2.4m
- 3 up and over sectional loading doors measuring c. 2.8m wide x 3.3m high
- 1 roller shutter door measuring c. 2.8m wide x 2.3m high
- Concrete warehouse floor
- Two ground floor toilets
- Ground floor kitchenette
- Concrete forecourt
- Tarmacadam car park
- First floor office accommodation
- Suspended ceiling to offices
- Carpeted flooring
- LED lighting
- 3 phase electricity supply
- Water & gas supply

Accommodation

	sq m	sq ft
Ground floor warehouse	203	2,188
First floor offices	122	1,314

Total gross internal area approx.	325	3,502
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The accommodation has been measured in accordance with the Code of Measuring Practice 6th Edition.



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Parking

Externally there is parking for approximately 15 vehicles.

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 3 years.

Rent

£32,500 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Planning

Detailed planning consent has been granted for B1 light industrial and B8 storage and distribution.

Rateable Value

£23,500 (from 01/04/2023) // £25,000 (from 01/04/2026)

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.

Viewing

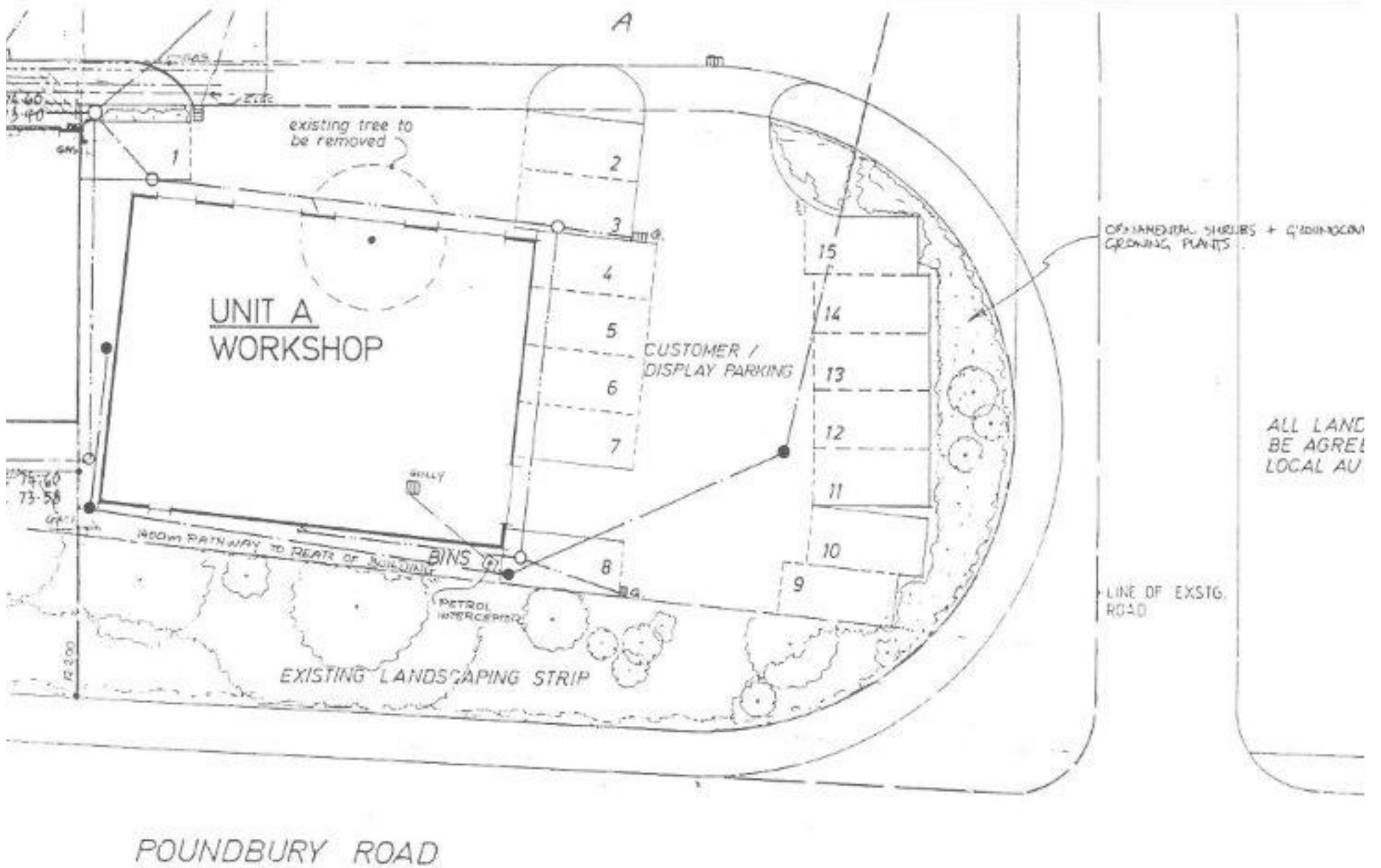
Strictly by prior appointment through the sole agents Goadsby, through whom all negotiations must be conducted.



Joseph Holderness 07879 435387
joseph.holderness@goadsby.com

Joshua Adamson 07500 894599
joshua.adamson@goadsby.com







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](#).

IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or 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 or tenant once terms have been agreed.

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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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