



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

TO LET

Two Storey Business Unit/Office

**765 Sq Ft
(71 Sq M)**

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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
Ground/First Floor	765	71
Total	765	71

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

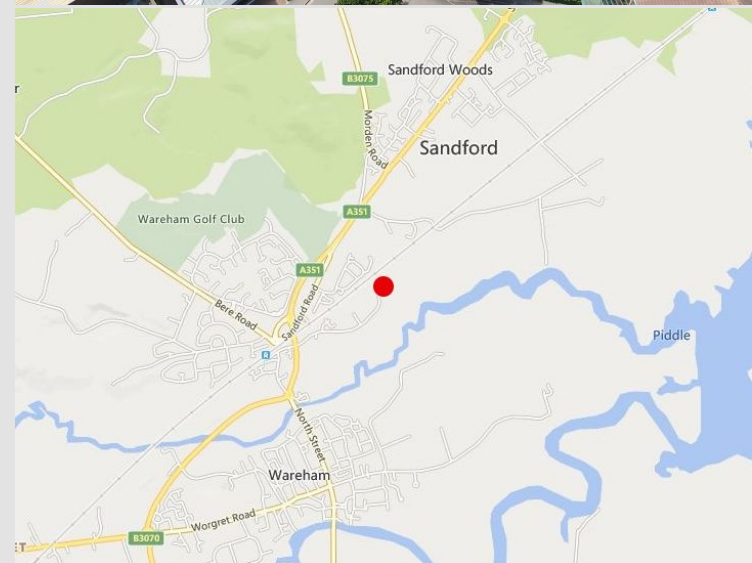
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The rent is £7,350 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 82



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Regulated by RICS 09-Jun-2023

VIEWING & FURTHER INFORMATION

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