TO LET

FENCED & GATED STORAGE LAND



APPROXIMATE AREAS

0.16 AND 0.2 ACRES (0.06 AND 0.08 HECTARES)

PLOTS A1 & B, ENTERPISE PARK
PIDDLEHINTON, DORCHESTER
DORSET DT2 7UA

Fenced and **gated storage land** located approximately **4 miles** from Dorchester

Plot A1

0.16 acres (0.06 hectares)

£12,000 per annum
exclusive of VAT and all outgoings

Plot B

0.2 acres (0.08 hectares)

£15,000 per annum
exclusive of VAT and all outgoings

>> Location map

>> Street view





ENTERPRISE PARK

A35
3 MILES

DORCHESTER
4 MILES

DORCHESTERSTATION
5 MILES

WEYMOUTH
13.2 MILES

BLANDFORD
14.4 MILES

POOLE
21 MILES

Approximate distances sourced from google maps.

Enterprise Park is located on the B3143 approximately 3 miles from the A35 and 4 miles from Dorchester.

The A35 provides a part dual carriageway connection towards Poole, Dorchester and Weymouth and also connects to the A31 dual carriageway which leads to the M27/M3 motorway networks

Description/Site Areas

The plots are accessed via a communal estate road and both are fenced and gated.

Electricity and water is available to both of the plots.

Plot B benefits from a WC, portacabin offices and an open sided canopy.

Plot A1	0.16 acres (0.06 hectares)
Plot B	0.2 acres (0.08 hectares)

Leases

The plots are available individually or together, by way of new leases for negotiable terms incorporating upward only, open market rent reviews.

Rents

Plot A1	**£12,000 per annum** exclusive
Plot B	**£15,000 per annum** exclusive

The above rents are exclusive of business rates, VAT, service charge, insurance premium and all other outgoings.

Service Charge

An estate service charge may be payable and interested parties are advised to make further enquiries.

Rateable Values

To be assessed.







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** or **Nettleship Sawyer**, through whom all negotiations must be conducted.

goadsby
01202 550055

James Edwards 07801 734797
james.edwards@goadsby.com

NETTLESHIP SAWYER
01202 556491
NETTLESHIPSAWYER.CO.UK

Steve Tomkins 07808 724166
stevet@nettsawyer.co.uk

Legal Costs

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

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.