

# TO LET

## NEW SEMI-DETACHED INDUSTRIAL/ WAREHOUSE PREMISES

146 // 148 // 294 SQ M (1,577 // 1,591 // 3,168 SQ FT)



BUSINESS SPACE



**UNITS 4 & 5 OLD STREET**

BAILIE GATE INDUSTRIAL ESTATE, STURMINSTER MARSHALL, DORSET BH21 4DB



## SUMMARY >

- 5.3M/6.1M CLEAR INTERNAL HEIGHT
- BRAND NEW
- AVAILABLE SEPARATELY OR AS A WHOLE
- SEMI-DETACHED
- DETACHED FOR THE WHOLE

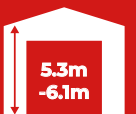
RENT: £17,500-£35,000 PER ANNUM EXCL.



5 Car Spaces  
Per Unit



Loading Door  
Per Unit



Clear Internal  
Height



A - 19  
EPC Ratings

UNIT 4

REF:  
W21945

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## Location

- Old Street is accessed from Bridge Street
- Bridge Street connects with Station Road which leads to the main A350 Blandford Road
- The A350 connects to the A31 to the south

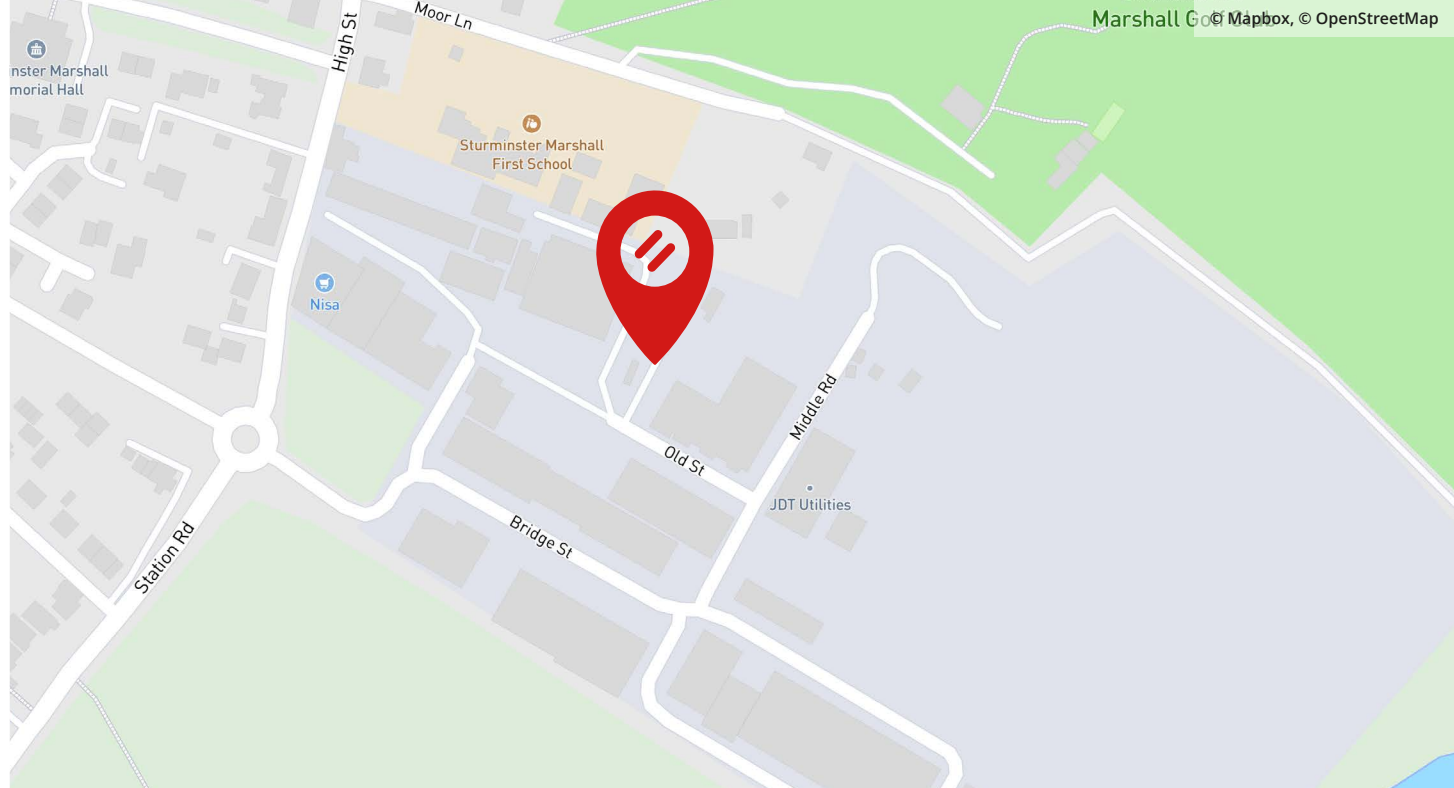
## Description

Each unit has been built to the following high specification:

- Semi-detached
- Brick outer, blockwork inner wall construction
- Micro rib/profiled steel cladding to upper elevations
- Steel portal frame
- Insulated steel clad roof incorporating daylight panels
- Internal eaves heights 5.3m (Unit 4) and 6.1m (unit 5)
- Sectional up and over loading door measuring 3.85m wide x 5.35m high
- Double glazed double personnel doors
- Double glazed windows at ground and first floor level in front elevations
- Power floated concrete floor
- LED lights
- Unisex disabled WC with heater and water heater
- Fire alarm
- 5 allocated car spaces on a tarmacadam forecourt
- A deep concrete loading apron
- 3 phase power supply

## Accommodation

Unit	Size (sq ft)	Size (sq m)	Rent pax	Car Spaces	Description
4	1,577	146	£17,500	5	Semi-Detached
5	1,591	148	£17,500	5	Semi-Detached
4 & 5	3,168	294	£35,000	10	Detached







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UNIT 5



## 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.

## Rateable Value EPC Ratings

To be assessed

Unit 4: A - 19 // Unit 5: A - 19

## Service Charge

A service charge may be payable in respect of the upkeep, management and maintenance of the common parts within the estate. Interested parties are advised to make further enquiries.

## 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 joint sole agents, Goadsby or Sibbett Gregory, through whom all negotiations must be conducted.



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## 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.

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