

100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)

TO LET

SELF-CONTAINED OFFICE ACCOMMODATION

55 SQ M // 596 SQ FT



BUSINESS SPACE

goadsby

UNIT B2 CHARITY FARM

DORCHESTER ROAD, LYTCHETT MINSTER, POOLE, DORSET, BH16 6JF

SUMMARY >

- 2 CAR-PARKING SPACES
- 100% SMALL BUSINESS RATES RELIEF (SUBJECT TO CONDITIONS)

RENT: £12,000 PER ANNUM EXCL.



REF:
023036

UNIT B2 CHARITY FARM
DORCHESTER ROAD, LYCHETT MINSTER, POOLE, DORSET, BH16 6JF



Location

Charity Farm is located on Dorchester Road approximately 125m distant from the Bakers Arms Roundabout junction on the A35. The A35 provides part dual carriageway with connects west towards Dorchester and Weymouth and ultimately connects to the A35 dual carriageway to the north-east and M27/M3 motorway networks.

Description

Charity Farm is a modern office development consisting of four offices. Unit B2 is a semi-detached and self-contained premises and is of brick construction with a pitched tiled roof with double glazed windows in both the front and side elevations. The accommodation is open plan and benefits from the following specification:

- Air conditioning/heating
- Kitchenette
- Unisex WC
- LED lights
- Carpet
- Velux window
- Trunking (to part)
- Alarm system
- Blinds
- Available furnished or unfurnished (subject to terms)

Accommodation

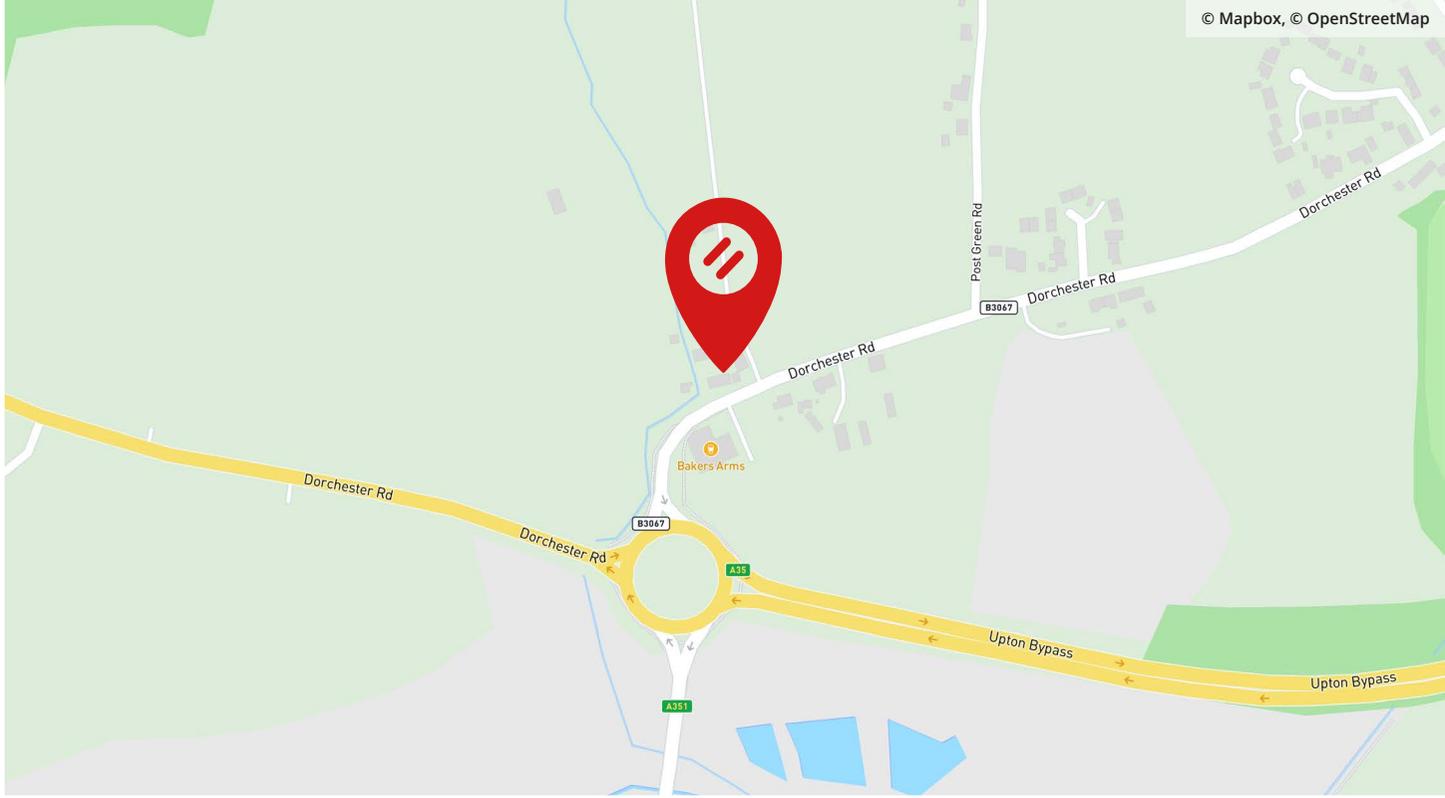
sq m sq ft

Total net internal area approx.	55	596
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The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

Parking

There are 2 allocated car-parking spaces.





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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

£12,000 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Rateable Value

£11,000 (from 1.4.26)

100% small business rates relief is available on all properties with a rateable value of £12,000 or less (subject to terms)

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.



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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](#).

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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