DORSET BUSINESS PARK

TO LET

BUILDING B, DORSET BUSINESS PARK, WINTERBOURNE WHITECHURCH, DT11 9AS



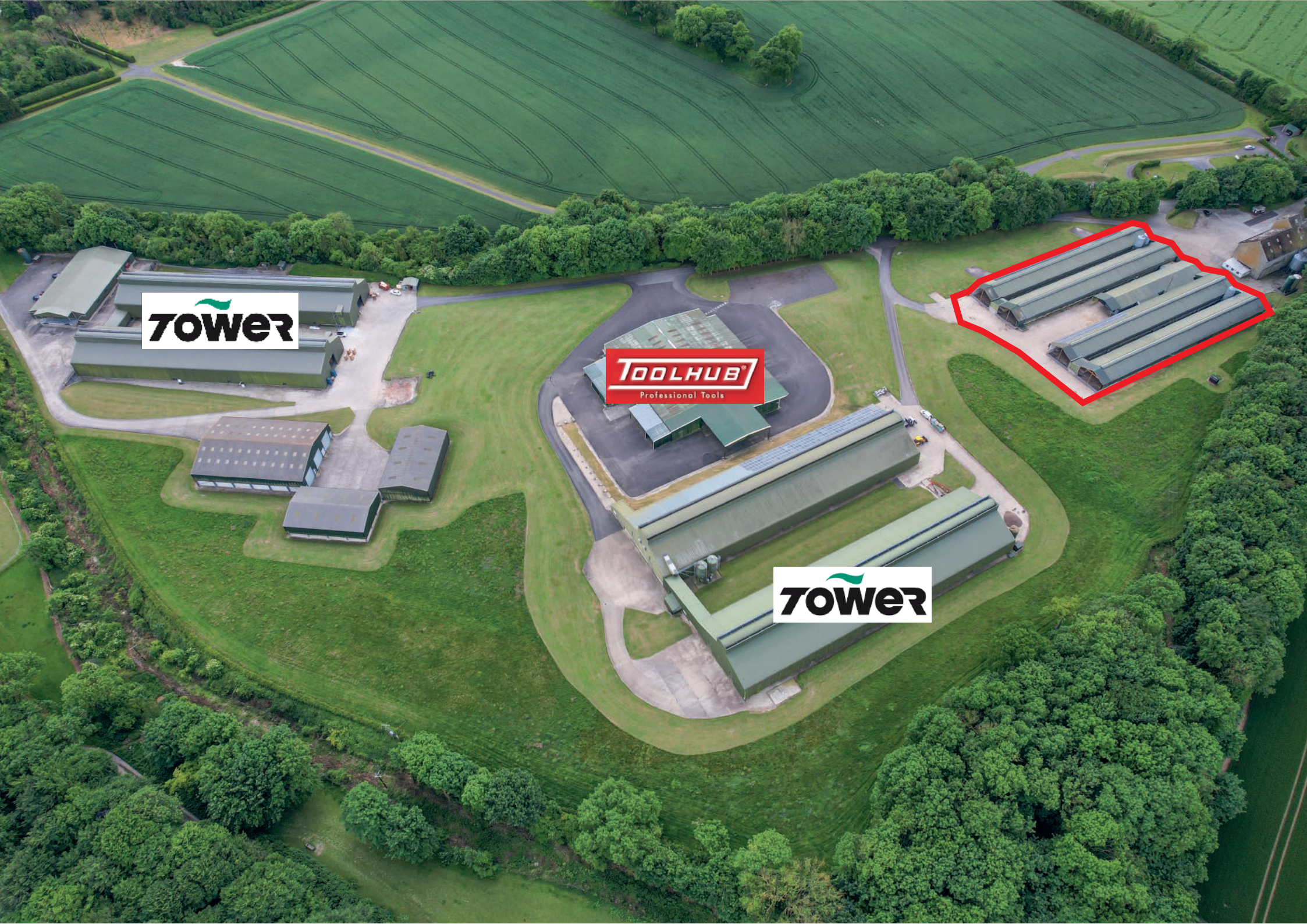
FOUR WAREHOUSE BUILDINGS AVAILABLE

FROM 9,194 SQ FT (854 SQM) TO 36,911 SQ FT (3,429 SQM)



SPECIFICATION

- Four warehouse buildings available individually, on a multiple basis, or as a whole.
- 36,911 sq ft available in total (4 x buildings each of c. 9,200 sq ft).
- LED lighting and new roller shutter doors.
- B8 (storage & distribution) use.


TOWER
TOOLHUB
Professional Tools
TOWER

THE SITE

- Dorset Business Park offers a range of high bay warehouses across a well maintained landscaped site in the heart of Dorset.
- Strategic location between Blandford, Poole/Bournemouth and Dorchester. The site is adjacent to the A354, with excellent links to both the A31 (6 mins) and A35 (8mins).
- A significant proportion of the business park's electrical supply is generated by solar energy, reducing the carbon footprint of the site.
- Existing tenants on the park include Tower Supplies, Tool Hub and Simon Thomas Pirie.





Blandford: 4 miles **Dorchester: 13 miles** **Poole: 13 miles** **Bournemouth: 18 miles** **Yeovil: 25 miles** **M27: 34 miles**

DESCRIPTION
The property comprises five warehouse buildings benefiting from dedicated loading areas. The four larger warehouse buildings have recently been subject to a program of refurbishment works which has included the installation of new gable ends, electrically operated roller shutter doors and LED lighting.

The properties have been measured with the following approximate gross internal floor areas:

Warehouse	Sq m	Sq ft	Eaves height (m)
Unit B1	861.02	9,268	4.93
Unit B2	856.34	9,218	4.9
Unit B3	854.1	9,194	5.06
Unit B4	857.6	9,231	4.89
TOTAL	**3,429.1**	**36,911**	

The site is accessed via a security gate and is served by good quality internal access roads, with attractive and well maintained landscape areas.

TENURE
The buildings are available individually, on a multiple basis or as a whole, by way of a new full repairing and insuring leases for a term to be negotiated.

VAT
Unless otherwise stated terms are strictly exclusive of VAT.



RENT
Rent on application to the Agents.

Rent is exclusive of VAT, service charge, building insurance and business rates.

PLANNING
The site benefits from a planning consent for B8 (storage and distribution) uses. Other uses within Class E(g) will be considered (subject to planning).

SERVICE CHARGE
A service charge will be payable with respect of CCTV security, management and the upkeep and maintenance of common parts and communal estate roads. Full details available from the agents.

RATEABLE VALUE
The premises are to be re-assessed for rating purposes.

EPC
The building has the following EPC Ratings:

Building B1	B-49
Building B2	B-36
Building B3	C-53
Building B4	C-56







FURTHER INFORMATION

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FINANCE ACT 1989
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

IMPORTANT NOTE
At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

IDENTIFICATION
Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed.
These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.