

TO LET

**GROUND FLOOR OFFICE
ACCOMMODATION IN ONE OF
POUNDBURY'S LANDMARK
OFFICE BUILDINGS**

927 SQ FT // 86 SQ M

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



BUSINESS SPACE

goadsby

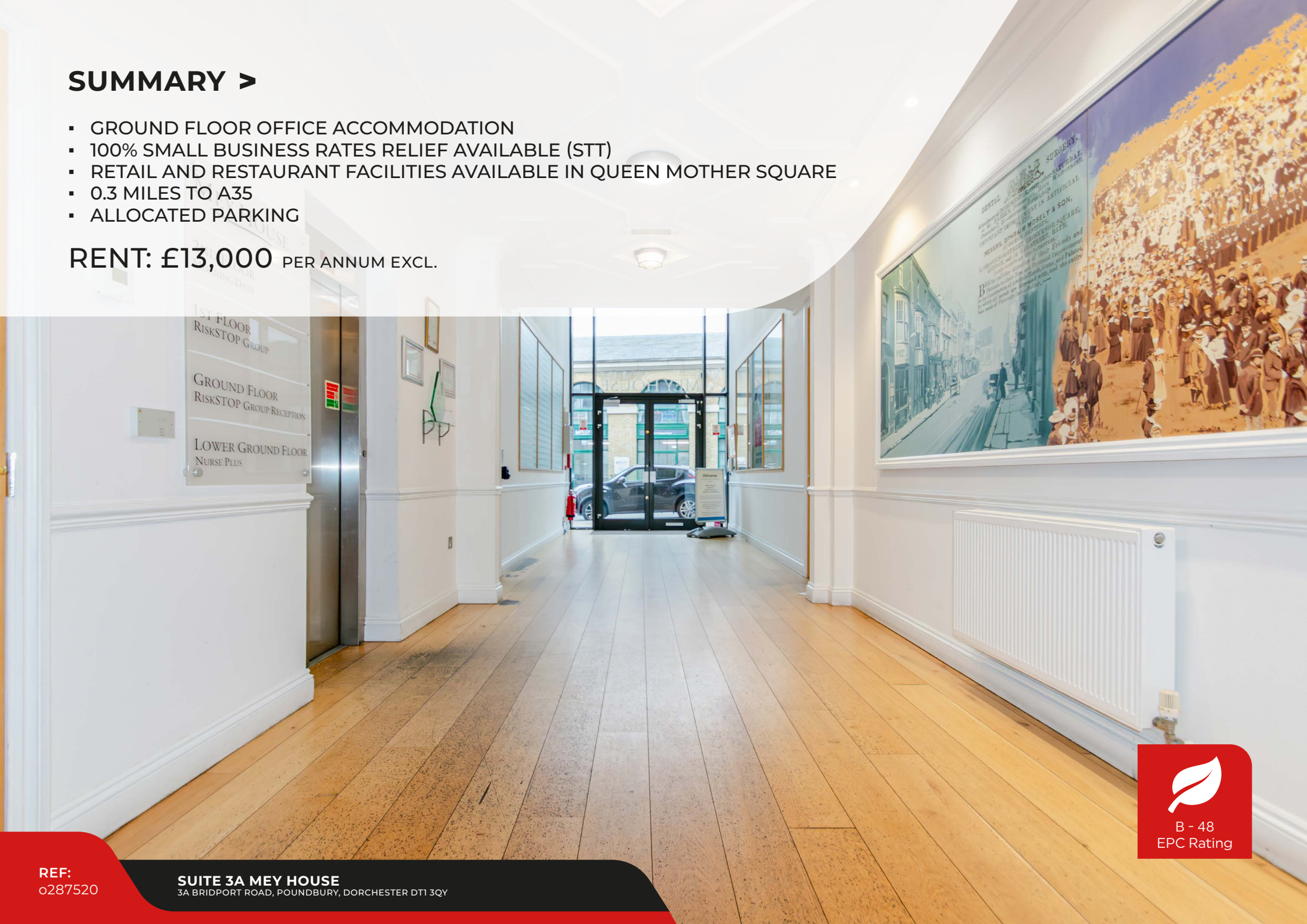
SUITE 3A MEY HOUSE

3A BRIDPORT ROAD, POUNDBURY, DORCHESTER DT1 3QY

SUMMARY >

- GROUND FLOOR OFFICE ACCOMMODATION
- 100% SMALL BUSINESS RATES RELIEF AVAILABLE (STT)
- RETAIL AND RESTAURANT FACILITIES AVAILABLE IN QUEEN MOTHER SQUARE
- 0.3 MILES TO A35
- ALLOCATED PARKING

RENT: £13,000 PER ANNUM EXCL.



REF:
o287520

SUITE 3A MEY HOUSE
3A BRIDPORT ROAD, POUNDBURY, DORCHESTER DT1 3QY



Location

- Mey House is located on the Duchy of Cornwall's development known as Poundbury.
- Poundbury is located on the western side of the County Town adjacent to the A35.
- There are retail and restaurant facilities within Queen Mother Square including a Waitrose and a Hall & Woodhouse Pub/Hotel.
- Dorchester Town Centre is located approximately 1.5 miles away.
- A35 is approximately 0.3 miles away.

Description

Mey House is a landmark office building with brick elevations under a pitched and tiled roof. Suite 3A is located on the ground floor and is predominantly open plan benefiting from the following specification:

- Carpets
- Suspended Ceiling
- Perimeter Trunking
- Lighting
- Underground Parking
- Heating
- Kitchenette

Accommodation

sq m sq ft

Total net internal area approx. 86 927

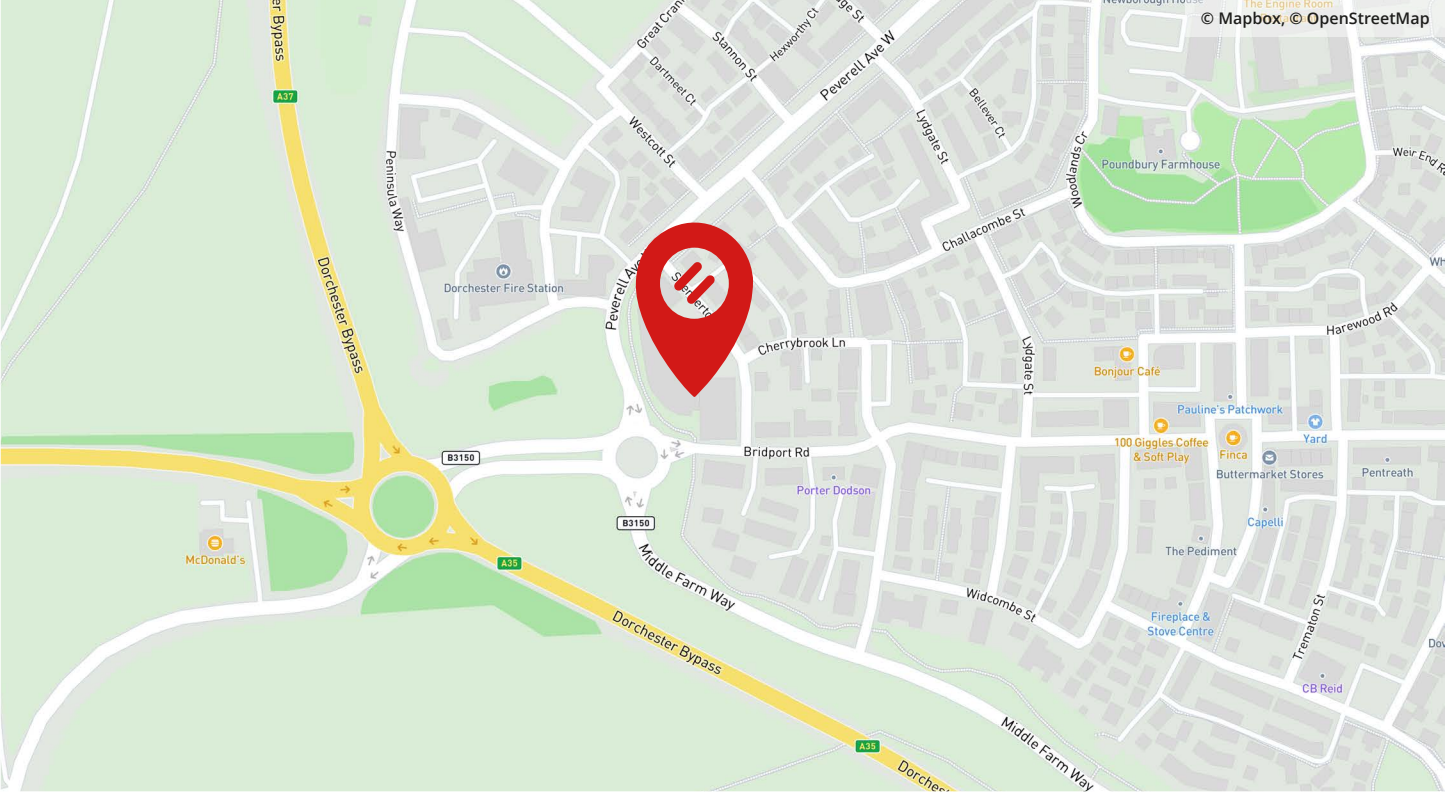
Measured in accordance with RICS Property Measurement 2nd Edition.

Parking

The suite is allocated 3 car-parking spaces in the underground car park.

Legal Costs

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





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Lease

The suite is available to let by way of a new full repairing and insuring lease for a negotiable term, incorporating upward only open market rent reviews.

Rent

£13,000 per annum exclusive of business rates, VAT, service charge, insurance premium and all other outgoings.

Rateable Value EPC Rating

£10,500 (from 1.4.23) B - 48

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

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.

Service Charge

A service charge is payable in respect of the upkeep, management and maintenance of the common parts within the building and also external maintenance. Interested parties are advised to make further enquiries.

Viewing

Strictly by prior appointment through the sole agents Goadsby, through whom all negotiations must be conducted.



Joseph Holderness
joseph.holderness@goadsby.com
07879 435387





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)