

TO LET

MID TERRACE INDUSTRIAL/WAREHOUSE PREMISES

208 SQ M // 2,236 SQ FT



BUSINESS SPACE

goadsby

UNIT 8 JUSTIN BUSINESS PARK
SANDFORD LANE, WAREHAM, DORSET, BH20 4DY

SUMMARY >

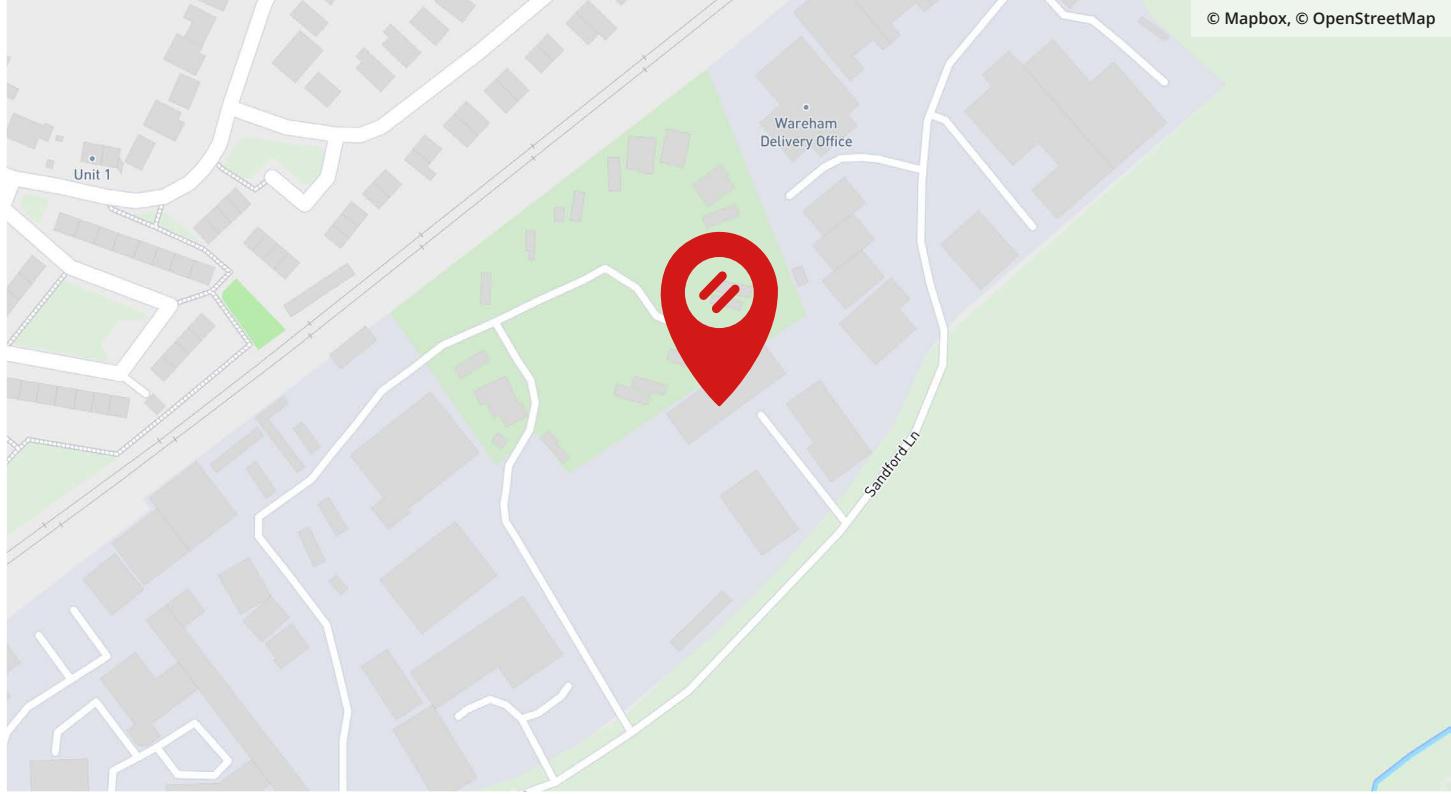
- MID TERRACE INDUSTRIAL/WAREHOUSE PREMISES
- 3 PARKING SPACES
- AVAILABLE IMMEDIATELY

RENT: £12,000 PER ANNUM EXCLUSIVE



Location

Justin Business Park is located on Sandford Lane which is the main road providing access to Sandford Lane Industrial Estate. The premises are approximately 0.6 miles distant from the A351 which links to the A35. Wareham Town Centre is approximately 1 mile distant and Wareham train station is approximately 0.5 miles distant from the premises.



Description

These detached premises are of brick outer, blockwork inner wall construction with steel cladding to the upper elevations and there is a pitched steel clad roof supported upon a steel portal frame. There is a personnel door leading to the ground floor industrial/workshop area and first floor office. The internal eaves height is approx 4m and the height under the mezzanine is approx 3m. There are 3 allocated parking spaces. There is a sectional up and over loading door measuring approximately 2.6m wide x 2.8m high. There are windows at first floor level in all elevations. The accommodation is predominantly arranged as ground floor industrial and first floor office, each benefiting from the following specification:

- Carpeted offices
- Suspended ceiling
- Lighting
- Blinds
- Air conditioning
- Electric heaters
- Male & female WCs
- Kitchenette

Rent

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



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

To be re-assessed.

Accommodation

Unit 8

	sq m	sq ft
Ground floor	69	747
First Floor	27	386

Total gross internal area approx.

208 2,236

Measured in accordance with the 6th Edition of the RICS Code of Measuring Practice.

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.

Service Charge

Estate premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

EPC Rating

E - 110

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](#).

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.