

# FOR SALE

**DETACHED FORMER SHOWROOM WITH  
OFFICES, WORKSHOP AND STORES**

**673 SQ M // 7,254 SQ FT**

**PLUS GENEROUS CAR PARKING**



BUSINESS SPACE

goadsby

**UNIT 7, SUNRISE BUSINESS PARK**  
HIGHER SHAFTSBURY ROAD, BLANDFORD FORUM, DT11 8ST



## SUMMARY >

- SUBSTANTIAL INDUSTRIAL/WAREHOUSE PREMISES
- SUITABLE FOR A VARIETY OF USES (S.T.P.P.)
- TARMACADAM CAR PARK
- 2 LOADING DOORS

**PRICE: £550,000** EXCLUSIVE OF VAT



REF:  
w350360

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HIGHER SHAFTSBURY ROAD, BLANDFORD FORUM, DT11 8ST



## Location

- Sunrise Business Park is located in Blandford Forum, a popular Georgian Market Town c. 20 miles north west of Bournemouth
- The premises is c. 0.2 miles away from the busy Sunrise Roundabout situated on the A350.
- The A350 provides links via the A31 and in turn the M27 & M3 motorway networks.

## Description

- Detached
- Steel portal frame
- New insulated steel overclad roof
- Brickwork outer blockwork inner wall construction
- Profiled steel cladding to upper elevations
- Clear internal height under mezzanine c. 2.3 m
- 2 roller shutter doors measuring c. 4.1m wide x 3.6m high
- 3 phase electricity supply
- Concrete warehouse floor
- Ground floor toilet
- Suspended ceiling
- 2 first floor fitted cloakrooms
- 3 fitted sales offices
- Lighting throughout
- Carpeted & tiled flooring
- Tarmacadam forecourt
- Ground and first floor kitchenette
- Heating and cooling air conditioning
- Water & sewerage
- Oil tank and oil fired boiler

## Accommodation

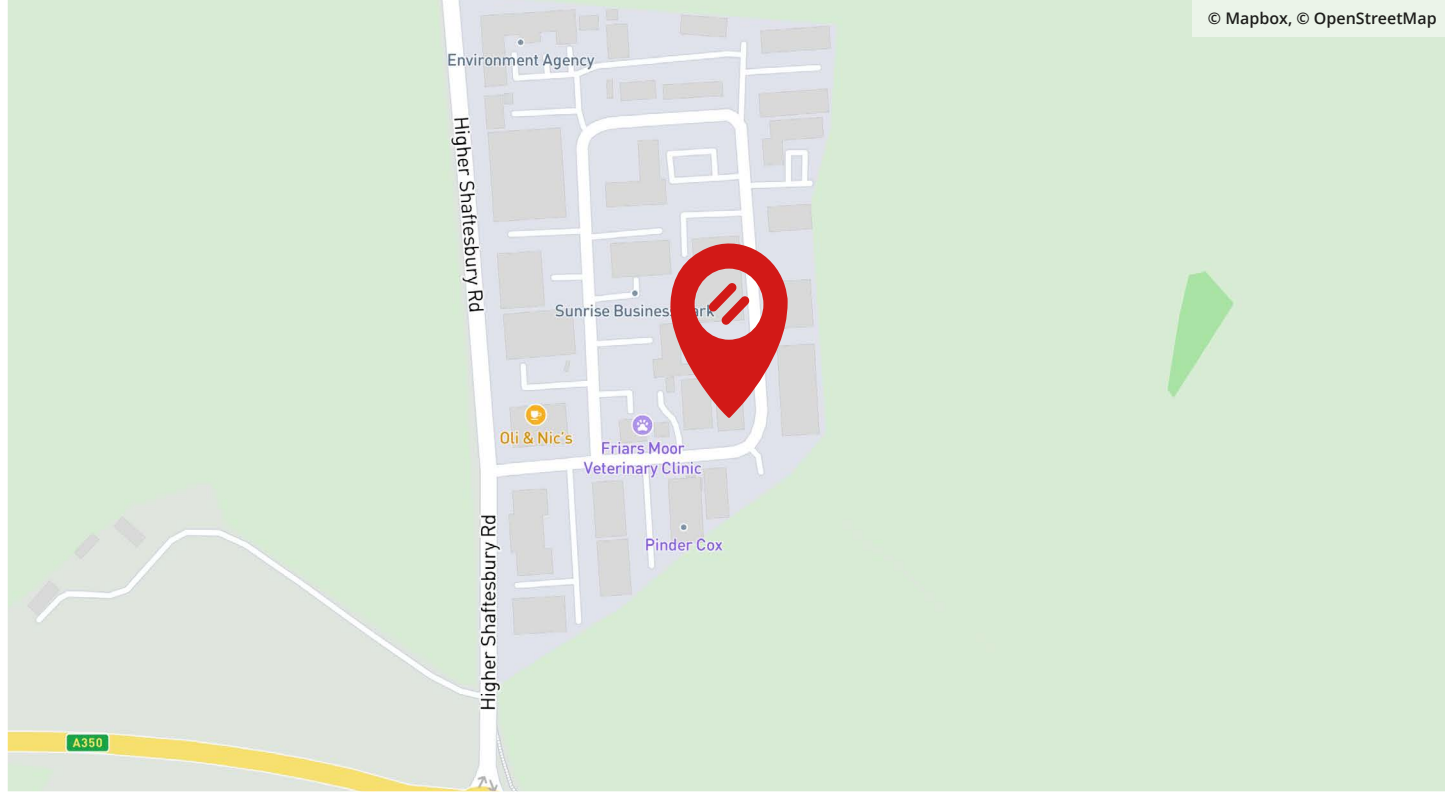
	sq m	sq ft
Ground floor	373	4,016
First floor	300	3,238

**Total net internal area approx. 673 7,254**

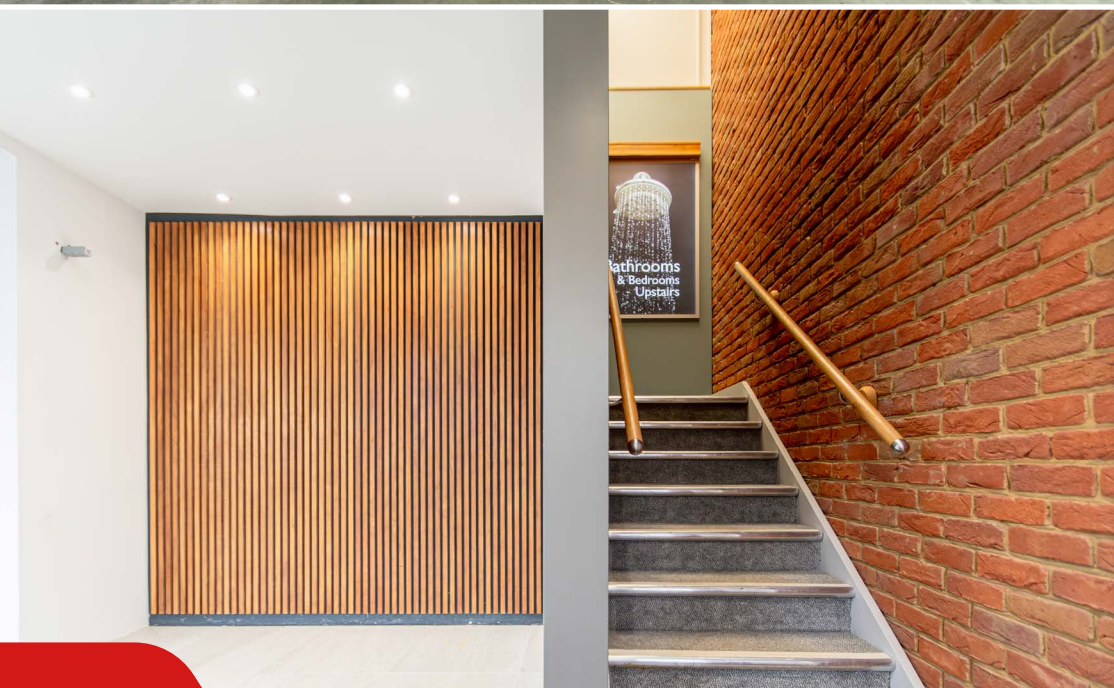
The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

## Parking

Externally there is parking for approximately 14 vehicles .







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## Price

£550,000 exclusive of VAT.

## Tenure

Freehold with vacant possession.

## Rateable Value

£26,250 (from 01/04/2023) // £32,000 (from 01/04/2026)

## EPC Rating

C - 66

## Legal Costs

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

## VAT

Our client has confirmed that VAT is applicable.

## Viewing

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



### Joseph Holderness

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### Jake Walker

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07834 060918





## 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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