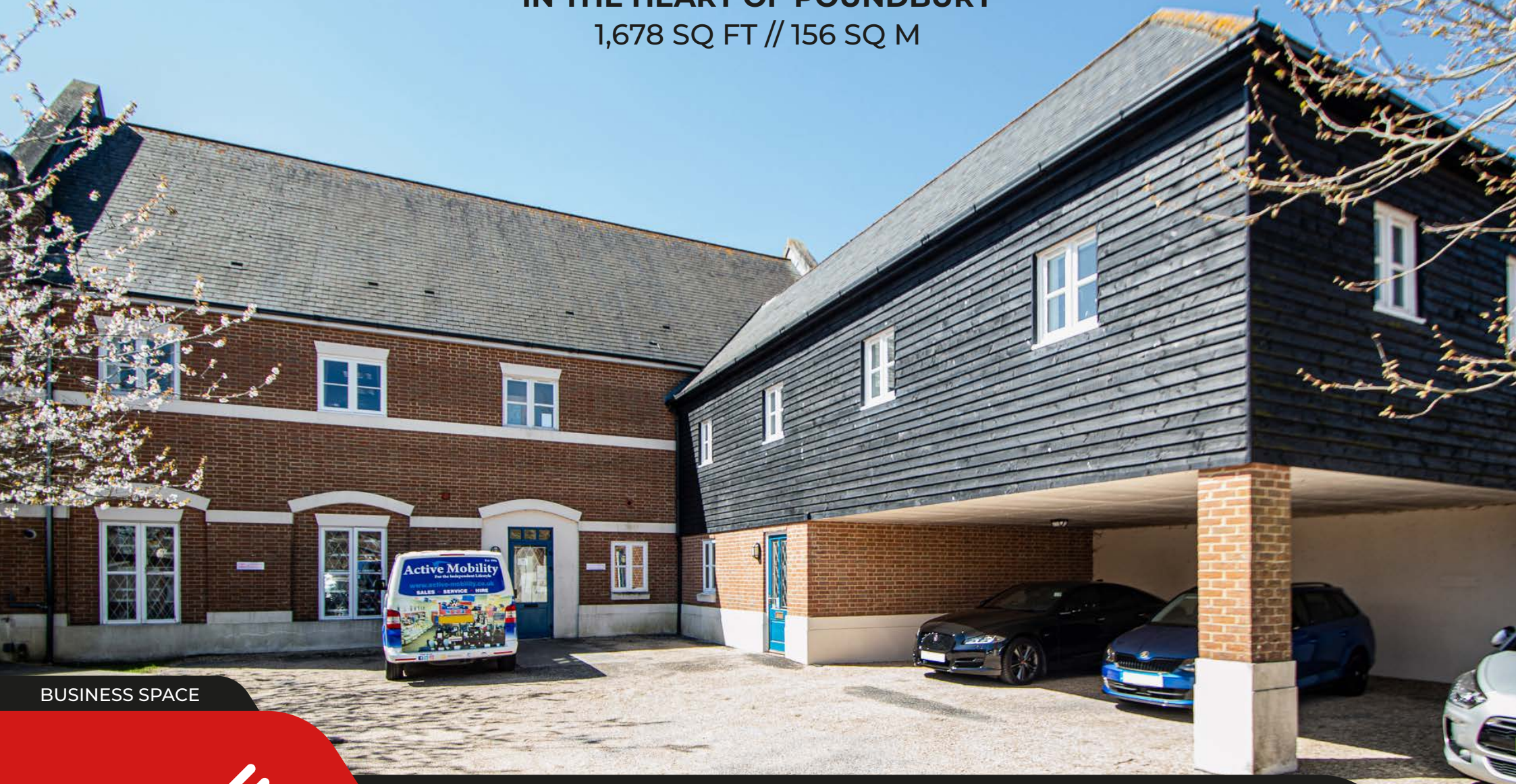


# TO LET

**FIRST FLOOR OFFICE ACCOMMODATION  
IN THE HEART OF POUNDBURY**

**1,678 SQ FT // 156 SQ M**



BUSINESS SPACE

goadsby

**SUITE B, PACEYCOMBE HOUSE**

PACEYCOMBE WAY, POUNDBURY, DORCHESTER DT1 3WB



## SUMMARY >

- FIRST FLOOR OFFICE ACCOMMODATION
- 7 ALLOCATED CAR PARKING SPACES
- NEW LEASE AVAILABLE

**RENT: £19,000** PER ANNUM EXCL.



REF:  
o4578

**SUITE B, PACEYCOMBE HOUSE**  
PACEYCOMBE WAY, POUNDBURY, DORCHESTER DT1 3WB



## Location

- Paceycombe 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 0.9 miles away
- A35 is approximately 0.6 miles away

## Description

Paceycombe House is built of brick construction under a pitched roof with a dedicated car-park to the rear of the building. Suite B is located on the first floor and access is via the rear of the property. There are communal male & female WC facilities.

The office benefits from the following specification:

- Carpets
- Lighting
- Central heating
- Perimeter trunking
- Suspended ceiling
- Kitchenette

## Car Parking

Externally there are 7 allocated parking spaces.

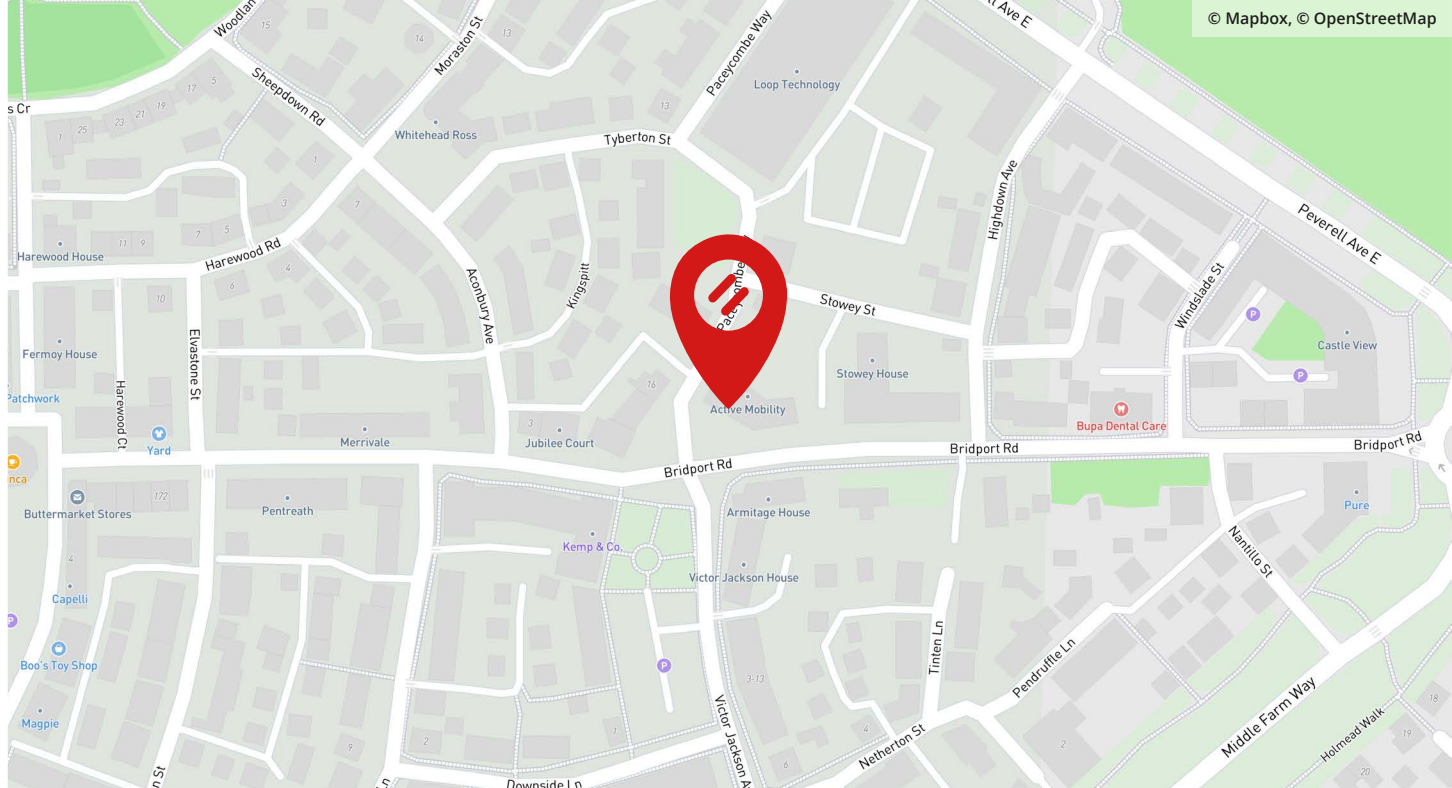
## Accommodation

**Total Net Internal Area approx. 156 sq m / 1,678 sq ft**

Measured in accordance with RICS Property Measurement 2<sup>nd</sup> Edition

## Lease

The premises are available by way of a new 5 year full repairing and insuring leases incorporating upward only, open market rent reviews.





## Rent

**£19,000 per annum exclusive** of business rates, VAT, service charge, insurance premium and all other outgoings.

## Rateable Value

£17,250 (from 1.4.2023)

## Legal Costs

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

## Service Charge

A service charge will be payable in respect upkeep, management and maintenance of the common parts within the building and external repairs. The service charge for Suite B is currently budgeted at £7,235.12 plus VAT per annum.

## 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](#).

### 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.

### 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.

[goadsby.com](https://www.goadsby.com)