



Unit 29 Old Street, Bailey Gate, Sturminster Marshall, BH21 4DB

FIRST FLOOR OFFICE/STORES

- £3,250 per annum exclusive
- On site car parking
- Potential exemption from business rates (subject to status)
- Gross internal area approx. 164 sq m (538 sq ft)
- Located on the established Bailey Gate Industrial Estate

Unit 29 Old Street, Bailey Gate, Sturminster Marshall, BH21 4DB

LOCATION

The property is located on Bailey Gate Industrial Estate with good access via the A350 to Poole town centre, (approx. 6 miles), Wimborne town centre (approx. 3 miles) and Blandford (approx. 8 miles)

DESCRIPTION

The first floor office/storage accommodation is constructed of brick walls under a flat roof.

The unit benefits from the following:-

- Single phase electricity
- Use of communal WC'S
- On-site car parking

On first floor only, the unit measures approximately 10m (deep) x 5m (wide) providing an area of approx. 50 sq m (538 sq ft). Internally, there is a partitioned office measuring approx. 2.33m x 2.75m. The property is accessed via double timber doors to the front elevation. Natural light is provided by two windows to the main unit and one to the office. Fluorescent lighting and numerous electrical sockets are arranged within the unit although these have not been tested and we can give no warranty as to their condition.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	538	49.98	Available
Total	538	49.98	

TENURE

The unit is available on a new full repairing and insuring lease for a term to be agreed.

RENT

£3,250 per annum exclusive.

The rent is exclusive of business rates, service charge, VAT, buildings insurance and utilities. The rent is payable quarterly in advance.

SERVICE CHARGE

There will be a service charge for the maintenance and upkeep of the common areas of the estate.

BUSINESS RATES

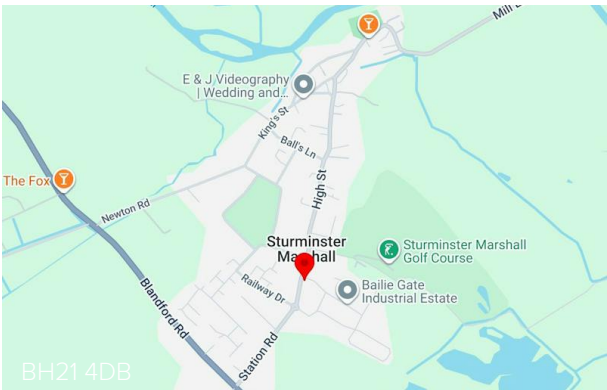
The Valuation Office Agency states that the property has a rateable value of £2,700.

The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually. Rates payable may also be subject to transitional or small business rates relief and interested parties are therefore encouraged to contact the Local Rating Authority directly.

EPC

The premises has the following rating:

E (107)



SUMMARY

Available Size	538 sq ft
Rateable Value	£2,700
EPC Rating	E (107)

VIEWING & FURTHER INFORMATION

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