



## WORKSHOPS AT THE GRAINSTORE, SHAFTESBURY LANE, BLANDFORD, DT11 7EG

INDUSTRIAL / WAREHOUSE TO LET

452 TO 1,367 SQ FT (41.99 TO 127 SQ M)



# Summary

## WORKSHOPS AVAILABLE TO LET

<b>Available Size</b>	452 to 1,367 sq ft
<b>Rent</b>	£5,880 - £17,772 per annum exclusive of VAT, service charge and rent payable monthly, business rates, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order
<b>Business Rates</b>	Upon Enquiry
<b>Service Charge</b>	Upon Enquiry
<b>Legal Fees</b>	Each party is to bear their own costs
<b>EPC Rating</b>	Upon enquiry

- Refurbished workshop units
- Flexible lease terms available
- Well connected workshops
- Various onsite amenities
- Onsite parking



# Location



**Workshops at the Grainstore  
Shaftesbury Lane, Blandford,  
DT11 7EG**

The site is situated within Blandford Forum. A historic Dorset Market town which is well connected to Salisbury via the A354 and Bournemouth/Poole via the A350. The space itself is a short drive into Blandford, which benefits from local amenities, well established shops and a variety of independent shops, boutiques, banks, cafes, restaurants and pubs.

Heading east on Salisbury Road turn left onto Shaftesbury Lane. When heading north on Shaftesbury Lane, the Grainstore will be located on the left hand side, behind Mark Robbins Carpets and Furniture.





# Further Details

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - LB7	452	41.99	£5,880 /annum	Available
Unit - LB9	452	41.99	£5,880 /annum	Available
Unit - CE2-4	685	63.64	£9,252 /annum	Available
Unit - LB29	1,367	127	£17,772 /annum	Available
<b>Total</b>	<b>2,956</b>	<b>274.62</b>		

## Description

The Grainstore is a thoughtfully converted former agricultural building that has been revitalised to provide a unique commercial offering. The development accommodates a diverse mix of occupiers and provides a range of unit types, including office, storage and warehouse space.

The workshop accommodation comprises various different units with different internal features. These include electric, water, kitchenette, W.C., high eaves, roller shutter doors, pedestrians entrances and a modern finish.

Please enquire for further details and individual space specifications.

All spaces benefit from excellent onsite parking. There is CCTV security and 24/7 access.

## 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

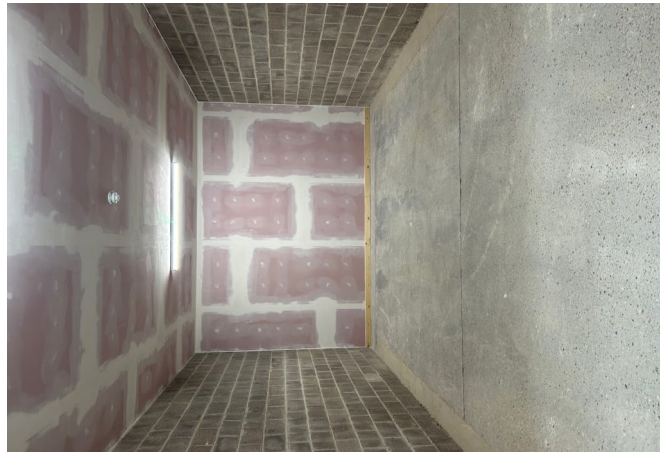
A fixed estate service charge is payable in respect of the upkeep, maintenance and management of the common parts of the estate. Interested parties are urged to make further enquiries.

## Terms

Available by way of a new internal repairing and insuring lease for a negotiable term incorporating periodic open market rent reviews. The landlord is responsible for the external elements of the building.

## Business Rates

The tenant will be directly responsible for the business rates.





## Enquiries & Viewings



**Finn Rawlings**

[frawlings@vailwilliams.com](mailto:frawlings@vailwilliams.com)

07545 803419

01202 558262

