



Lantern House, Unit A, Lantern House, Dorchester, DT1 3DY

Landmark office building comprising a Ground Floor office suite

Summary

Tenure	For Sale
Available Size	1,400 sq ft / 130.06 sq m
Price	Offers in the region of £325,000
Service Charge	Service charge details are available
Rateable Value	£16,250
EPC Rating	B (33)

Key Points

- Fully partitioned ground floor suite
- Private car parking
- Short walk from Queen Mother Square
- High quality fit out ready for immediate occupation
- Split level with large kitchen/staff break out area
- Return frontage
- Fully open aspect overlooking the square

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Summary

Available Size	1,400 sq ft
Price	Offers in the region of £325,000
Rateable Value	£16,250
Service Charge	Service charge details are available
VAT	Applicable
Estate Charge	The Poundbury Manco Estate charge is applicable
EPC Rating	B (33)

Description

Ground floor office suite being a corner plot with dual aspect. Fully fitted and ready for immediate occupation.

Location

Poundbury, Dorchester is a well-established mixed-use development offering modern commercial space alongside homes, shops and leisure facilities. Masterplanned by Leon Krier and developed on principles set out by King Charles III, it provides businesses with a high-quality setting and a number of practical advantages:

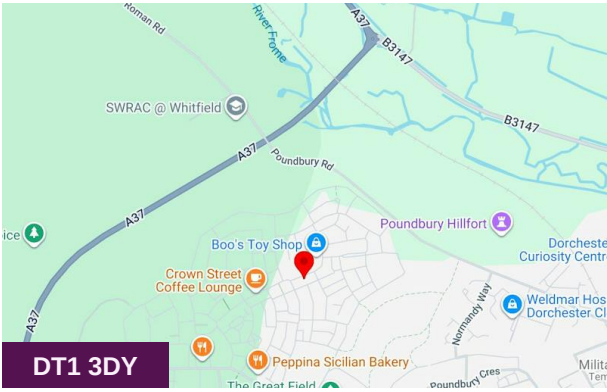
- Good transport links: Poundbury sits close to the A35 Dorchester Bypass, with straightforward road access across the South West. Dorchester’s two mainline stations provide services to London Waterloo and Bristol, and the development also has local bus services and fibre broadband.

- Modern, sustainable premises: Commercial properties are built to a high standard, with efficient layouts, good parking provision and, in many cases, strong BREEAM sustainability ratings.
- Established business community: More than 250 businesses are based in Poundbury, from independent retailers to professional firms. Its walkable layout also puts cafés, restaurants, shops and Waitrose within easy reach.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office/Ancillary	1,400	130.06	Available



Viewing & Further Information



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