



**3A Old Street, Bailey Gate, Sturminster Marshall,
BH21 4DJ**

GROUND FLOOR OFFICE

- Approx. 552 sq ft
- £5,750 per annum exclusive
- Potential Business Rates exemption
- Located on the popular Bailey Gate Industrial Estate
- On site Parking
- Available immediately

3A Old Street, Bailey Gate, Sturminster Marshall, BH21 4DJ

LOCATION

The property is situated on the well-established and improving Bailey Gate Industrial Estate, with good access to the A350. The estate is approximately 6 miles from Poole town centre, 3 miles from Wimborne town centre, and 8 miles from Blandford.

DESCRIPTION

The property comprises a single-storey ground floor office clad with profiled metal sheeting to the front elevation. The roof is pitched and clad with insulated roof sheets. The new roof and over-cladding of the front elevation were completed in January 2015.

The unit benefits from the following:

- Fully carpeted offices
- uPVC Windows
- Managers office (approx. 71 sq ft)
- Seperate WC
- Powder-coated steel personnel door

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	552	51.28	Available
Total	552	51.28	

RENT

£5,750 per annum exclusive.

The rent is exclusive of Business Rates, VAT, Service Charge, Insurance and Utilities. The rent is payable quarterly in advance.

TENURE

The unit is available on a new full repairing and insuring lease incorporating upward only rent reviews every 3 years.

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 £4,500. 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	552 sq ft
Rent	£5,750 per annum
Rateable Value	£4,500
EPC Rating	E (107)

VIEWING & FURTHER INFORMATION

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