



## Unit 3, Higher Barn, Holt Mill

Melbury Osmond, Dorchester, Dorset DT2 0XL

To Let £6,000 per annum (+ VAT)

Attractive rural offices with ample parking



# Unit 3, Higher Barn, Holt Mill, Melbury Osmond, Dorchester, Dorset, DT2 0XL

- Quality character unit
- Ample on-site parking
- Attractive rural location

Viewing - Strictly by appointment.  
Dorchester Commercial office on 01305 261008 or  
Yeovil Commercial office on 01935 382902

## The Property

Set within the attractive rural setting of Melbury Estate, Higher Barn offers thoughtfully converted stone barns offering modern open plan accommodation whilst retaining plenty of character.

All units benefit from night storage heaters, double glazing, their own kitchenette facilities and shared WC with the adjacent unit.

Unit 3 benefits from an access point off the central landscaped courtyard and has a pleasant rural outlook. Vaulted ceilings with exposed beams provide a quality character feel to the offices which provide a pleasant working environment. The offices are carpeted throughout with electric night storage heaters and numerous power points.

The unit also benefits from two allocated car parking spaces and ample additional parking for visitors within a shared courtyard.

The floor area measures 478 ft<sup>2</sup> (44.00 m<sup>2</sup>).

## Situation

Located 6 miles from Yeovil town and 15 miles from Dorchester. Higher Barn benefits from quiet surroundings yet offers excellent access to the North and South via the A37 Yeovil to Dorchester link road.

## Local Authority

Dorset Council 01305 221000

## Rent

£6,000 per annum + VAT

## Service Charge

£450.00 plus VAT per annum inclusive of grounds maintenance, landscaping, water and drainage.

## Code for Leasing Business Premises

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or website: - [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

## Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

## Legal Costs

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

## Lease Details

The property is to be let by way of a new commercial lease to be agreed.

## Business Rates

Current Ratable Vale: £3,850

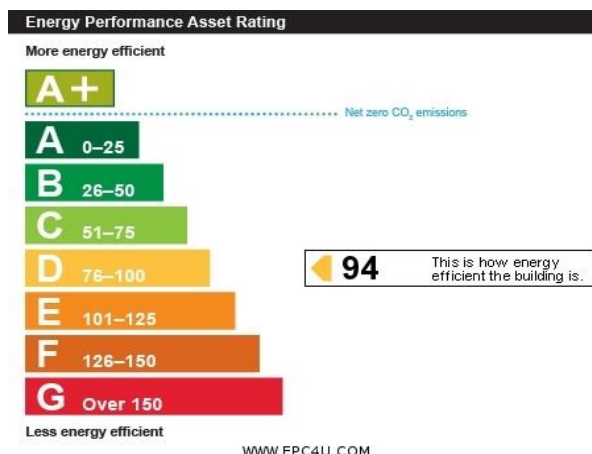
The property will benefit from small business rates relief subject to a qualifying occupation.

## Insurance

c. £150.00 per annum

## Energy Performance Certificate

D-94



01305 261008 or 01935 382902

Symonds & Sampson LLP  
30 High West Street, Dorchester, Dorset, DT1 1UP  
dorchester@symondsandsampson.co.uk  
www.symondsandsampson.co.uk

Symonds  
& Sampson

ESTABLISHED 1858

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

