



## Unit 12A Charminster Farm, Wanchard Lane, Charminster, Dorchester, Dorset, DT2 9RP

Storage Building

For Lease - £17,600 per annum plus VAT

Symonds  
& Sampson

ESTABLISHED 1858

# Unit 12A Charminster Farm, Wanchard Lane, Charminster, Dorchester, Dorset, DT2 9RP

**For Lease - £17,600 per annum**

- 3,200 sq ft
- Lofty steel framed warehouse
- Large concertina style doors
- 3 phase power
- Shared staff parking
- Available end August 2024

Viewing - Strictly by appointment.  
Dorchester Commercial office on 01305 261008

## The Property

For Lease a good-sized lofty steel framed warehouse with 3 phase power supply with large concertina style doors (8.65m by 4.8m).

Shared staff parking on site.

Approx dimensions 40ft width by 80ft depth.

Suitable for storage. Available end August 24.

RV £10,250 (may qualify for Small Business Rates Relief).

## Situation

Charminster Farm is situated on the western side of Charminster village and is within 3 miles of Dorchester town via the B3147 (The Yeovil Road).

## Directions

Follow either the ring road around Dorchester towards Yeovil or from the town towards on the B3147 Yeovil. Charminster village is first right after the Wolfreton Manor roundabout. The estate is on the second left within the village and on the left hand side of the road close to the Council's Charminster Depot. Unit 12a is in the middle of the estate.

## Services

Mains electricity, water and drainage available

## Local Authority

Dorset Council 01305 221000

## 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 through the 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.

## Legal Details

To be advised.

## Energy Performance Certificate

TBC

JMT/03/07/2024



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