



## Unit 2 Richmar Trading Centre, Butts Pond Industrial Estate, Sturminster Newton, Dorset, DT10 1AZ

A mid-terrace light industrial/warehouse with offices.

Rent – £15,000 per annum



# Unit 2 Richmar Trading Centre, Butts Pond Industrial Estate, Sturminster Newton, DT10 1AZ

Viewing - Strictly by appointment.  
Yeovil Commercial office on 01935 382902

Light industrial/warehouse unit with offices and yard  
220.8 sq. m (2,377 sq. ft).

## Situation

Richmar Trading Centre forms part of the Butts Pond Industrial Estate is an established trading estate within the town and a only a short walk to the town centre. The town has numerous services, Co-op supermarket, pubs, shops, and cafes being located midway between Shaftesbury, Sherborne and Blandford.

Unit 2 is situated in a mid-terrace position at the entrance to the Richmar Trading Centre, providing 9 no. light industrial business units, each with allocated parking arranged around a courtyard central estate access road.

## The Property

Unit 2 is of steel portal frame construction with block works to lower levels and profile sheet cladding to upper parts and roof, that incorporates approx. 10% translucent daylight panels.

The internal eaves height is c. 5 meters with a full height roller shutter up and over loading door to the front elevation, together with a separate personnel entrance.

The internal accommodation is currently configured as a mixture of open plan warehouse/production areas and offices with a staff kitchen area and WC facilities.

## Floor Area

The total gross internal floor area is approx. **220.8 sq. m (2,377 sq. ft)**. There is allocated parking to the front and a loading area.

## Rent

£15,000 per annum

## Services

Mains (three phase) electricity, water & drainage are available.

No tests have been carried out in respect of the services and we are unable to comment on the condition.

## EPC

TBC

## Planning

Use Class B2 (General Industrial) and Class B8 (Storage or Distribution). Interested parties are advised to make their own enquiries with the Local Authority in respect of any current permitted and/or proposed use.

## Local Authority

Dorset Council

## Business Rates

Rateable Value: £10,500. The property benefits from small business rates relief subject to a qualifying occupation.

## 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. [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

## Lease Details

The property is available to let by way of a full repairing and insuring lease for a term of years to be agreed.

## Legal Costs

Tenant to contribute 50% of the legal costs incurred in the transaction. Each party is to be responsible for their own surveyors' fee incurred in the transaction.

## Finance Act 1989

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

## Viewing

Strictly by appointment.

George Rogers - Yeovil Office on 01935 382902



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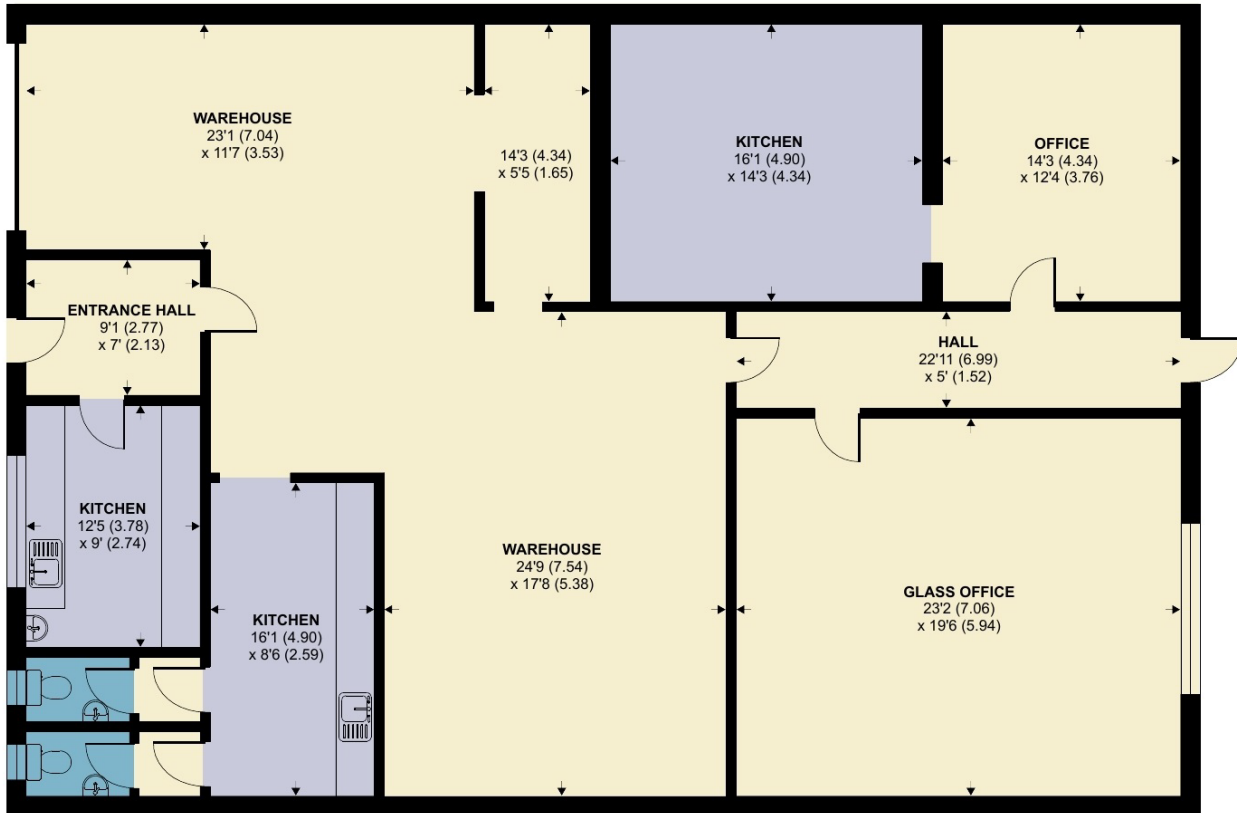
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# Richmar Trading Estate, Butts Pond Industrial Estate, Sturminster Newton

Approximate Area = 2377 sq ft / 220.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1154105



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