

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background in the top left corner of the image.

Business Premises

## TO LET

Unit 19, Old Market Centre, Station Road,  
Gillingham, SP8 4QQ

- Business Premises adjoining Tool Station
- Situated in a modern development
- Attractive Ground Floor Retail / Showroom and 1st Floor Offices
- Approximate Internal Floor Area 503.81 sq. m. (5,423 sq ft.)

Guide Rent: £45,000 per annum exclusive

## Location

Gillingham is a busy and growing market town situated in North Dorset, midway between Shaftesbury and Sherborne. It lies approximately 4 miles from the A303 and its junction at Mere, linking to Exeter and the West Country and the M3/ London. Yeovil 25 miles, Salisbury 29 miles. The town has a population of approximately 7,000 and an established local thriving business community where occupiers include Dextra Lighting, Focus, Neal's Yard Remedies, Sydenhams.

Gillingham has a main line Railway Station with connections to London Waterloo (120 minutes) and Exeter (90 minutes).

The unit forms part of a modern development of industrial/ warehouse units which are accessed off Station Road on the edge of Gillingham Town Centre and adjoining the mainline Railway Station.

Unit 19 benefits from excellent prominence to the main route through the middle of Gillingham (Le Neubourg Way). Toolstation occupy the other half of the building and other occupiers include Mole Valley Farmers, Asda, The Original Factory Shop, Iceland and Pets at Home.

## Description

The property comprises a two storey building of steel frame construction with insulated profile steel cladding to walls and roof and brick and blockwork elevations. The ground floor provides an open plan space, suitable for a range of uses including light workshop, studio, showroom or fitting out as office space. The first floor is arranged as a number of individual office areas with suspended ceilings with recessed Category II lighting, kitchen and cloakroom facilities.

Externally there is a substantial area for parking, loading and deliveries with the scope to accommodate up to 30 cars.

## Planning

Dorset Council have confirmed the current use falls within Class E (business), to include light industrial, office, retail and leisure uses. Further information on request. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Dorset Council, Nordon, Salisbury Road, Blandford, Dorset. Tel: 01258 454111.

## Floor Areas

Ground Floor	2735 sq ft	(254.08 sq m)
First Floor	2688 sq ft	(29.72 sq m)
<b>Total</b>	<b>5423 sqft</b>	<b>(503.81 sq m)</b>

## Business Rates

Rateable Value £18,750\*

Rates payable for year ending 31/03/2023: £9,356.25

\*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

## Services

Mains electricity, water and drainage to be provided.

## Terms

A new proportional full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge for the upkeep and maintenance of the common areas of the development.

## VAT

We have been advised the premises is currently not registered for VAT and therefore VAT will not be payable on the rent .

## Energy Performance Certificate

The property has an EPC rating of C53 .

## Viewing

Strictly by appointment with joint agents:-

Robert Clark / Zack Dennington

Greenslade Taylor Hunt, 22 Princes Street, Yeovil, Somerset, BA20 1EQ

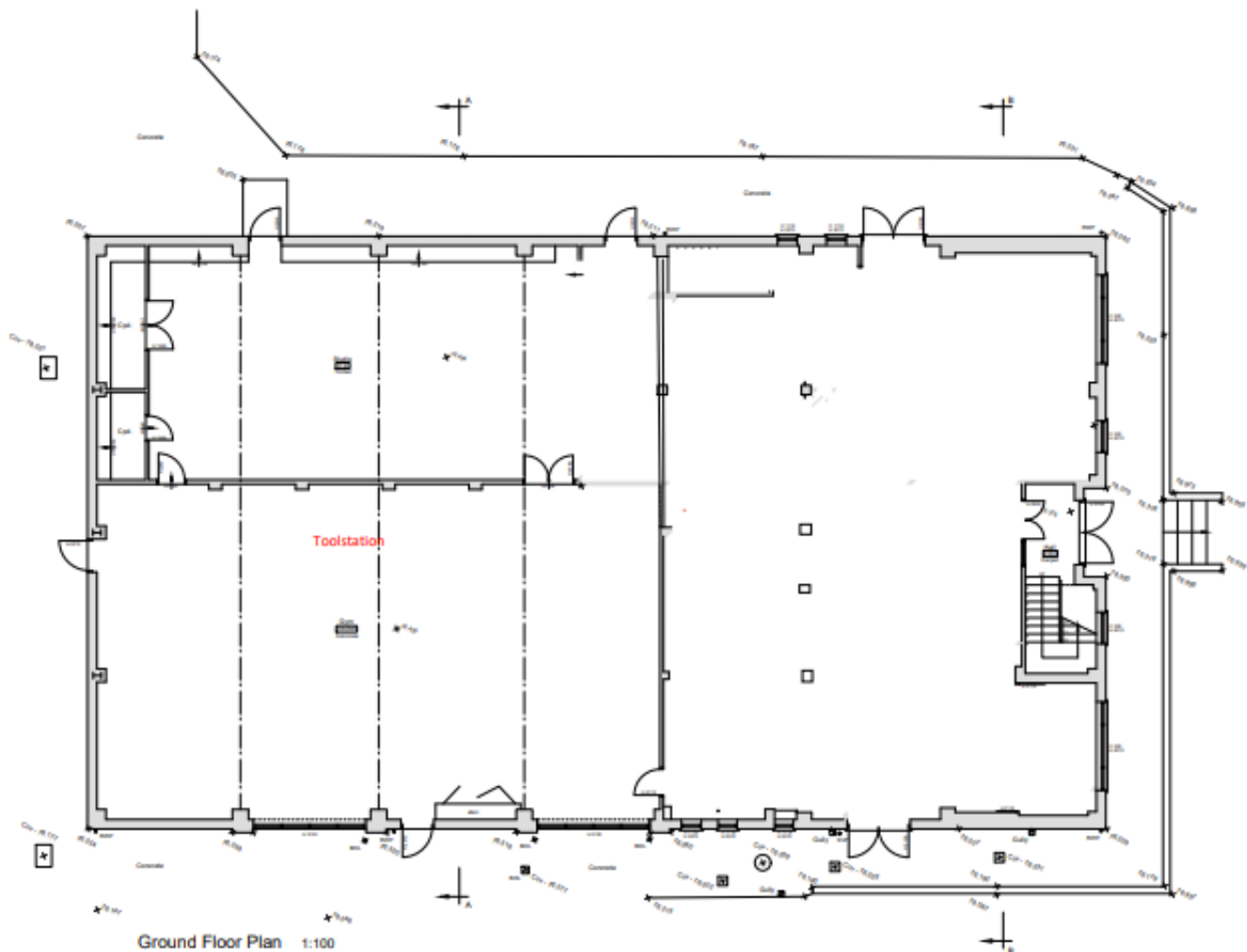
Telephone: 01935 423474

Email: [zack.dennington@gth.net](mailto:zack.dennington@gth.net) / [robert.clark@gth.net](mailto:robert.clark@gth.net)

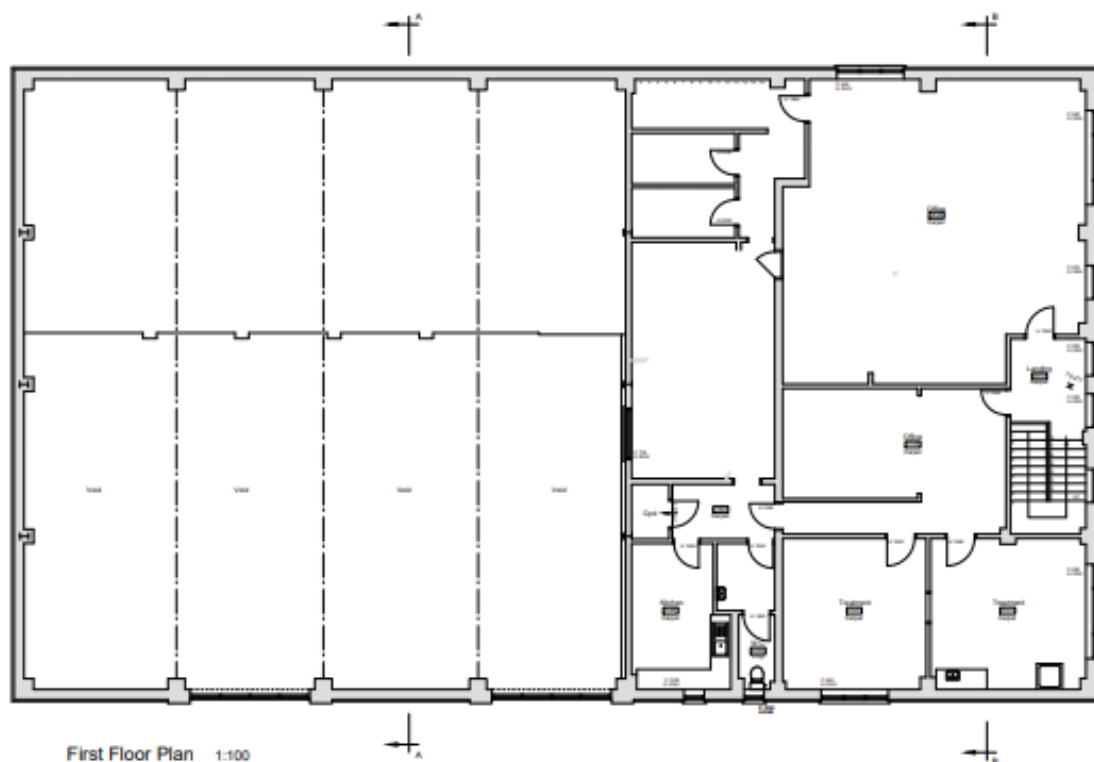


## Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.



Ground Floor Plan 1:100



First Floor Plan 1:100