

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background. The background image of the entire page shows a large, dark wooden industrial building with a gabled roof, situated in a rural setting with a large green field in the foreground and a clear blue sky. A bare tree stands to the right of the building, and a smaller white building is visible on the left edge.

gth

ECOLOGICAL UNIT - 10,599 SQ FT

**TO LET**

Unit 6-10 Eden Park, Buckland Newton, Dorchester, DT2 7DJ

- Ecological Unit
- Located in well kept grounds and orchard on a 5 acre rural site
  - Views over surrounding countryside
  - Allocated car parking

**£68,960 per annum, exclusive**

**LOCATION**

The property is located in rural environment close to Buckland Newton, and benefits from Beautiful rural views. Dorchester is approximately 12.5 miles to the south.

**DESCRIPTION**

An ecological commercial unit, set within an ecological business park, that was newly built 9 years ago. The unit comprises warehouse space and a toilet & welfare block on the ground floor, with offices, meeting room, staff room, and kitchen on a mezzanine first floor. The park is set in 5 acres of well kept grounds, with orchard, outside office/meeting areas, and extensive rural views. The unit is fully timber constructed, with clear span timber portal frames, timber structure, and cedar external cladding. The park and unit has been specifically designed and built by the landlord, to create a new standard in ecological commercial building design with the lowest carbon impact possible, and an interior and exterior working environment that is more amenable for both tenants and visitors to the site.

There are an optional 4 acres of grazing land available if required at an additional rent of £600 per annum.

**ACCOMMODATION**

Ground Floor	9,801 Sq Ft	910.51 Sq M
Mezzanine	798 Sq Ft	74.13 Sq M
Total	10,599 Sq Ft	984.64 Sq M

**BUSINESS RATES**

A search on the Valuation Office Agency website revealed that the Rateable Value is £37,000.

**EPC**

The EPC rating for this property is C (57)

**TERMS**

A new full repairing and insuring lease, terms to be negotiated. Rent - £68,960 per annum, exclusive.

**NOTE**

The unit will be available from approximately January - April 2024.

**SERVICE CHARGE**

A service charge is payable for buildings insurance and communal maintenance . Further details on request.

**VAT**

Any reference to price, premium or rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offers receive will be assumed to be net of VAT unless stated otherwise.

**LEGAL COSTS**

Ingoing tenants to be responsible for the landlords legal costs incurred in transactions.

**NOTE**

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)

**VIEWING**

Strictly by arrangement with joint sole agents:  
Greenslade Taylor Hunt  
T: 01305 230872  
e: [tim.wright@gth.net](mailto:tim.wright@gth.net)  
Symonds and Sampson  
T: 01305 261008  
e: [jmerriott@symondsandsampson.co.uk](mailto:jmerriott@symondsandsampson.co.uk)

**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.

**GREENSLADE TAYLOR HUNT**

[www.gth.net](http://www.gth.net)