



gth

INDUSTRIAL UNITS

TO LET

Roman Hill Business Park, Broadmayne, Dorchester, Dorset,
DT2 8LY

- Current availability - 785 - 2,365 Sq Ft (72.9 - 219.6 sq m)
- Three phase electricity supplies to some industrial units
 - Loading doors to industrial units
 - Allocated car parking

£4,800 - £16,500 per annum, exclusive

LOCATION

The property is located in a semi rural location on the edge of the village of Broadmayne, off the A352, approximately 4.5 miles south east of Dorchester, 8.5 miles north east of Weymouth and 22 miles west of Poole.

DESCRIPTION

An industrial estate comprising a number of varying sized industrial and office units. Units can be taken individually or combined to form larger units, where adjoining or possibly divided. Externally there is allocated car parking.

ACCOMMODATION

Unit D1	785 Sq Ft	72.93 Sq M
Unit E1/E2	2,364 Sq Ft	219.62 Sq M
Unit E4/E5	807 Sq Ft	74.97 Sq M
Unit F4	1,252 Sq Ft	116.36 Sq M
Unit G1	1,309 Sq Ft	121.61 Sq M

NOTE

Units E4/E5, F4 and G1 are vacant, Units D1 and E1/E2 become available on the 1st November 2024 or possibly sooner.

RATEABLE VALUES

Unit D1 - £6,800

Unit E1/E2 - TBA

Unit E4/E5 - £4,400

Unit F4 - £6,000

Unit G1 - £11,750

Where the Rateable Value is £12,000 or less, ratepayers may be entitled to 100% small business rates relief and therefore rates might not be payable.

EPC

EPCs are available on request.

TERMS

New effectively full repairing and insuring leases, terms to be negotiated. Rents:

Unit D1 - £6,500 per annum, exclusive

Unit E1/E2 - £16,500 per annum, exclusive

Unit E4/E5 - £4,800 per annum, exclusive

Unit F4 - £10,000 per annum, exclusive

Unit G1 - £10,500 per annum, exclusive

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 received will be assumed to be net of VAT unless stated otherwise.

LEGAL COSTS

Ingoing tenant to be responsible for the landlords legal costs incurred in the transaction.

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

VIEWING

Strictly by appointment with sole agents:-

Tim Wright

45 High West Street, Dorchester, Dorset, DT1 1UT

T: 01305 230872

E: tim.wright@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.

GREENSLADE TAYLOR HUNT

www.gth.net