



**Unit 2, Poundbury Business Centre, Middle Farm Way,
Dorchester, DT1 3WA**

Commercial Property Investment for Sale

Guide Price £450,000 (plus VAT)

**Symonds
& Sampson**

ESTABLISHED 1858

Unit 2

Unit 2, Poundbury Business Centre, Middle Farm Way, Dorchester, DT1 3WA

Guide Price £450,000 plus VAT

- Investment property producing rental income of £35,000 pa (sale and leaseback)
- New 10 year occupational lease to a charity tenant (with tenant break clause at 5 years)
- Long leasehold interest for sale
- Headlease dated 1 April 2001, expiring 31 March 2251 (228 Years unexpired)
- Prominent position on Middle Farm Way

Accommodation

Please see floor plans attached
(for identification purposes only)

Gross Internal Area approx. 4,824 ft²

Viewing strictly by appointment through
Symonds & Sampson Dorchester Commercial office on
01305 261008





The Property

The Property comprises a smart character office building that was part refurbished/part newly constructed to provide comfortable office accommodation over 4,824 ft² (gross internal). The accommodation is arranged over two floors with a larger ground floor area extending to the rear.

It is proposed that the occupier Relate (Dorset and South Wiltshire) takes a new lease of the premises for an initial annual rent of £35,000pa on FRI terms for 10 years, with a tenant break at 5 years and a market review of the rent at 5 years.

Relate were previously known as the Marriage Guidance Counsel. They provide a wide range of counselling services for the councils, courts, other charities and individuals. As tenants, Relate would also provide short term and long term semi-serviced offices to others. Relate is affiliated with the national body Relate National but remains independent of them and is managed locally. Funding comes from a wide range of sources.

Poundbury is an exemplar development scheme delivered by the Duchy of Cornwall that ensures its architectural merit is maintained to the standard originally delivered as part of Prince Charles' Vision for a modern development.

Situation

The office building is the central premises at the Poundbury Business Centre fronting Middle Farm Way, with parking to the front.

Directions

The property is situated on the southern side of Middle Farm Way, which is the main link road from Dorchester's town centre going west.

Local Authority

Dorset Council 01305 221000

Outside

There is parking to the front of the building in the car park closest to Middle Farm Way.

Services

Mains gas, mains electricity and water.

NOTE: The services and fittings mentioned in these particulars have not been tested and we thus cannot confirm they are in good working order.

Business Rates

Rateable Value (April 2023) - £34,750

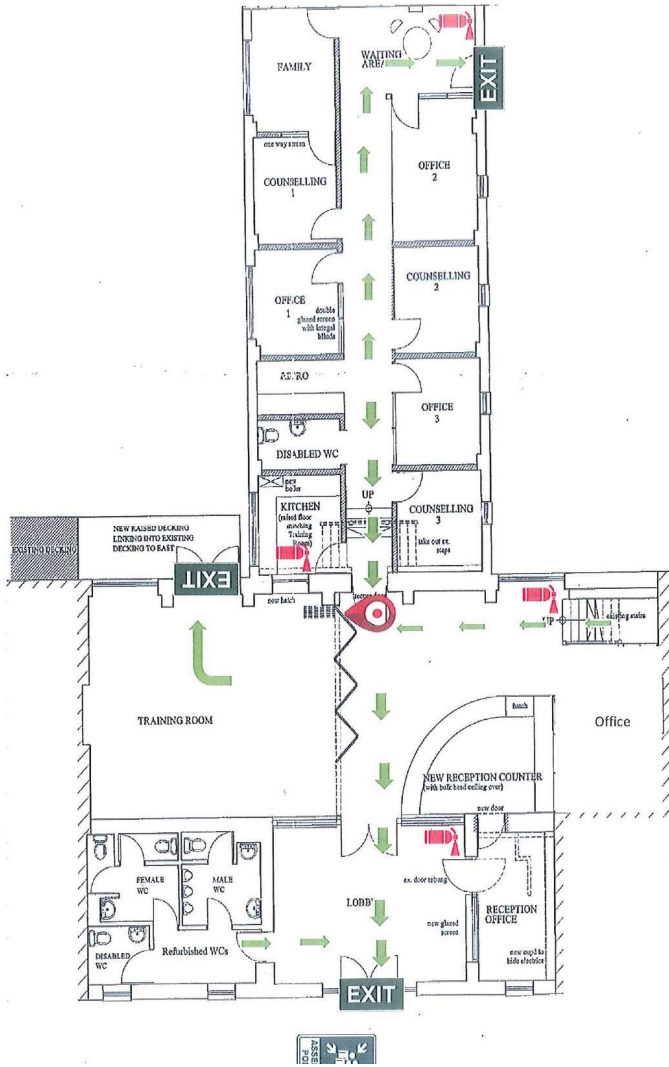
*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

EPC: Energy Rating C (70)

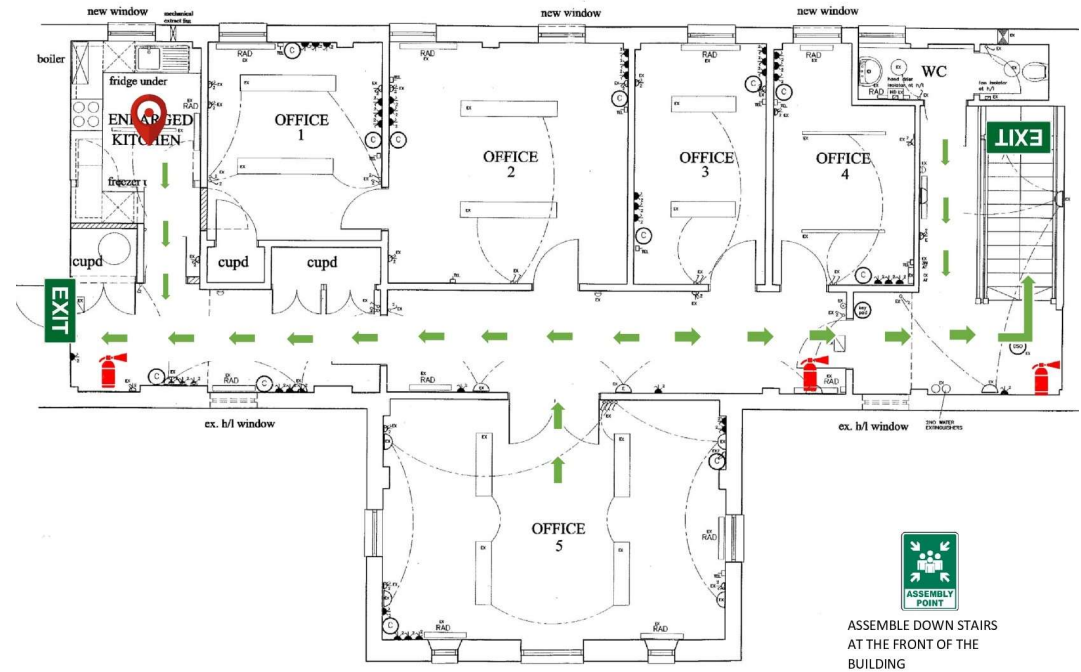
Finance Act 1989

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.

JMT/19/06/2024



Ground floor plan - For Identification purposes only



First floor plan – For Identification purposes only

Joint Agents: **Greenslade Taylor Hunt**
 Tim Wright FRICS Consultant Surveyor
 Tel: 01305 230872
 Email: Tim.Wright@gth.net



01305 261008

Symonds & Sampson LLP
 Burraton House, 5 Burraton Square,
 Poundbury, Dorchester, Dorset, DT1 3GR
dorchester@symondsandsampson.co.uk
www.symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.



SURVEYS

VALUATIONS

PLANNING

LETTINGS