

**LYNCH LANE OFFICES  
LYNCH LANE  
WEYMOUTH  
DORSET, DT4 9DW**



**TO LET**  
**SERVICED OFFICES**  
**AVIALABLE ON SHORT TERM LICENCES**  
**11 – 68 SQ M (120 - 735 SQ FT)**

01935 432044

[rmwsurveyors.com](http://rmwsurveyors.com)

## LOCATION

The property is located on Lynch Lane in Weymouth.

## DESCRIPTION

The centre comprises 34 offices. Use of the office is 24 hours a day, 7 days a week. See attached schedule for current availability.

## AMENITIES

- RECEPTION INCLUDING POST DELIVERY/COLLECTION
- USE OF COMMUNAL KITCHEN AND TOILET FACILITIES
- ON SITE CAR PARKING FACILITIES
- TELEPHONE EXTENSION INCLUDING INDIVIDUAL NUMBER AND VOICEMAIL
- LOCAL/NATIONAL CALLS AT 4PPM + VAT, 4 MAIN MOBILE NETWORKS AT 15PPM +VAT
- MEETING ROOM AND CONFERENCE ROOM AVAILABLE AT DISCOUNTED RATES

## OPTIONAL SERVICES

- ADDITIONAL TELEPHONE EXTENSION - £10 + VAT PER MONTH
- VIRTUAL TELEPHONE NUMBER (EXISTING TELEPHONE NUMBER DELIVERED TO SITE) - £9.50 + VAT PER MONTH + 1.5PPM + VAT.
- BROADBAND MAX (SHARED) - £15 + VAT PER MONTH
- BROADBAND MAX 400 (DEDICATED) - £47 + VAT PER MONTH INC LINE RENTAL, PLUS £159 + VAT INSTALLATION FEE
- BROADBAND MAX 800 (DEDICATED) - £60 + VAT PER MONTH INC LINE RENTAL, PLUS £159 + VAT INSTALLATION FEE
- TELEPHONE ANSWERING/MESSAGING - £15 + VAT PER WEEK
- COPYING - 5P + VAT BLACK AND WHITE/15P + VAT COLOUR
- OTHER TELEPHONY AND IT REQUIREMENTS CAN BE QUOTED ON REQUEST

## ACCOMMODATION

See attached schedule. A layout plan is available on request.

## TERMS

The units are available on licences with a 1 month deposit and 1 month licence fee in advance. 30 days notice in and out. Licence fees include amenities noted above, gas and electricity, buildings insurance, external repairs & maintenance and cleaning of common areas. Business rates will be charged in addition direct from West Dorset District Council.

## VIEWING & FURTHER INFORMATION

By contacting **RMW Surveyors** on Tel: 01935 432044 Fax: 01935 432208

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)

# Richmond House, Manor Road, Yeovil, Somerset, BA20 1UQ

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## Lynch Lane Offices Availability Schedule

Office Number	Approx sq ft	£Weekly	£Monthly
1	290	Let	Let
1a	200	Let	Let
2 & 3	440	Let	Let
4	205	Let	Let
5a	165	Let	Let
5b	140	Let	Let
5c	105	Let	Let
6	150	Let	Let
7	220	Let	Let
7a	165	Let	Let
8	500	Let	Let
9	118	Let	Let
9a	100	Let	Let
9b	100	Let	Let
9c	100	Let	Let
10 & 10a	350	Let	Let
10b	108	Let	Let
10c	120	Let	Let
10d	115	Let	Let
11	100	Let	Let
12 & 12a	420	Let	Let
13 & 13a	420	Let	Let
14 & 14a	420	Let	Let
15a	120	45	195
15b	100	Let	Let
15c	120	45	195
16a	150	Let	Let
16b	100	Let	Let
16c	135	Let	Let
17	235	Let	Let
17a	235	Let	Let
18	105	Let	Let
19	105	Let	Let
20	135	Let	Let
21	110	Let	Let
22	120	Let	Let
23 & 23a	370	Let	Let
24	135	Let	Let
25	118	Let	Let
26	112	Let	Let
27	135	Let	Let
28 & 28a	790	Let	Let
29	820	Let	Let
30	720	150	650
31	625	Let	Let

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