

gth



Town Centre Office

TO LET

Unit 6, Newbury Court, Gillingham
Dorset, SP8 4QX

- Modern office suite on the second floor.
- Net internal area approximately 505 sq ft.
- 1 allocated parking space.
- Flexible lease terms.

£5,500 per annum

Location

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

Gillingham has a mainline railway station with connections to London Waterloo (120 minutes) and Exeter (90 minutes).

Description

Situated in the heart of the town centre, directly opposite Lidl Supermarket, unit 6 Newbury Court is part of a well located, attractive and popular business centre.

The available office accommodation comprises an open plan office at second floor level with kitchen and WC facilities.

The suite is fully carpeted, in good decorative order and benefits from a gas fired central heating system.

Externally within the car park, one car space is allocated to 6 Newbury Court.

Accommodation

Office	45.20 sq m	487 sq ft
Kitchen	<u>1.67 sq m</u>	<u>18 sq ft</u>
Total	46.87 sq m	505 sq ft

Service Charge

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

Services

The property has mains water, drainage, gas and electricity.

Business Rates

The valuation office website shows the premises to have a current rateable value of £6,000 per annum.

Terms

The suite is available as a whole on a new internal repairing lease for a term by arrangement at a guide rent of £5,500 per annum exclusive.

VAT

VAT is not charged on the rent

EPC

The suite has a current "D98" EPC Rating. A copy of the certificate is available upon request.

Viewing

Strictly by appointment with sole agents:-

Robert Clark / Zack Dennington
Greenslade Taylor Hunt
22 Princes Street, Yeovil,
Somerset, BA20 1EQ
Telephone: 01935 423474

robert.clark@gth.net zack.dennington@gth.net

