



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

OFFICE, WORKSHOP, STUDIOS AND SELF-STORAGE UNITS - TO LET



- Total of 45000 sq.ft. industrial premises
- 200 sq.ft. to 20,000 sq.ft. available

**Rental
On Application**

The Blandford Grainstore, Shaftesbury Lane, Blandford Forum, Dorset, DT11 7EG

SITUATION AND DESCRIPTION

The property is located north of Blandford Forum town centre in what is now seen as the established commercial area of the town known as Blandford Heights. The Grainstore is located behind Mark Robbins Carpets & Beds

The Grainstore comprises 45,000 sqft of industrial premises that is currently undergoing refurbishment to provide a range of offices, workshop studios and self storage units ranging in size from 200 sqft to 20,000 sqft. A large section of the building is yet to be refurbished and there is potential to provide incoming tenants with bespoke office and workshop accommodation

Up to date information on the development is available on the website link below including copies of all legal documents for tenants to download
<https://www.blandfordgrainstore.co.uk/>

TENURE

The landlord uses standard legal documents for all lettings at the Grainstore. All document can be downloaded from the website link below. All new units that are already built are available on flexible leases.

Tenants would be asked to provide ID on signing a lease and to pay a rental deposit.

BUSINESS RATES

Each office or workshop studio is separately rated for business rates

From 1st April 2017 premises with a rateable value below £12,000 will receive 100% small business rates relief (no rates payable).

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance.

ACCOMMODATION

Self storage or workshop studios available from 200 sq.ft .up to 18,500 sq.ft. (18.5 sq.m.to 1,718 sq.m.)

Offices available from 121 sq.ft. up to 2,000 sq.ft. (11 sq.m. to 185 sq.m.)

LEGAL FEES

Each Party will be responsible for their own legal fees.

VIEWINGS

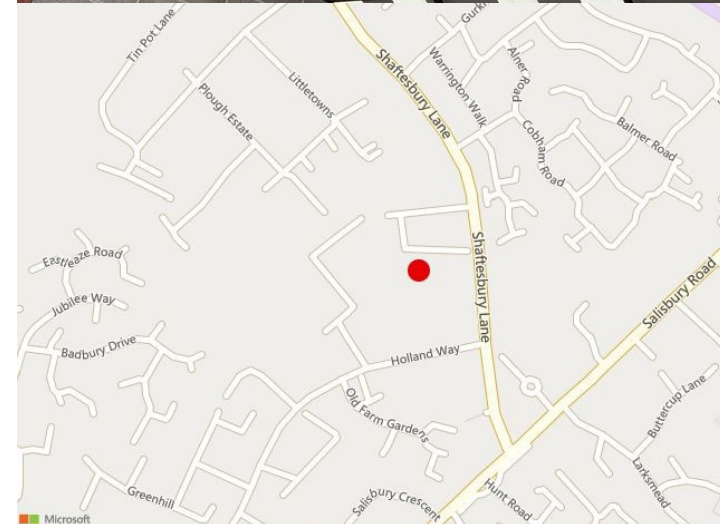
By arrangement with Ellis and Partners through whom all negotiations are to be conducted.

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MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.