



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## 4 JUSTIN BUSINESS PARK SANDFORD LANE WAREHAM DORSET BH20 4DY



### Industrial Premises TO LET

- Ground floor and Mezzanine
- Total floor area: 1,030 sq.ft. (96 sq.m.)
- Premises refurbished.

**Available on a new  
lease at  
£985pcm**

Arrange a viewing today

**01202 551821**

**[bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**

## SITUATION AND DESCRIPTION

Justin Business Park is located off Sandford Lane approximately 1 mile from Wareham Town Centre. The premises are located approximately 600 metres from Wareham's railway station and there is good access onto the A351 Wareham By Pass.

Wareham is approximately 8 miles west of Poole Town Centre and 13 miles from Bournemouth Town Centre

The premises comprise an end terrace industrial unit built around 1990. The property is of steel portal frame construction with brick lower elevations and plastic coated corrugated steel upper elevations

## ACCOMMODATION

Ground floor –	70.7 sq.m.	(761 sq.ft.)
Mezzanine –	24.9 sq.m.	(268 sq.ft.)
Total area –	95 sq.m.	(1,029 sq.ft.)

## EPC RATING—

As the premises are being refurbished an EPC will be sought upon completion.

## RATEABLE VALUE - £8,200

From 1<sup>st</sup> 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

## TENURE

Available on a new lease with terms to be negotiated at a rental of £985 per calendar month

Once a letting has been agreed, the proposed tenant will need to make a non-refundable applicant charge of £550.

## PLANNING

Long established Class B1 Light Industrial From September 2020 this property falls within Class E Commercial Businesses and Services, which include A1, A2, A3, B1, Indoor sports and Medical use, crèche/day nursery

## LEGAL FEES

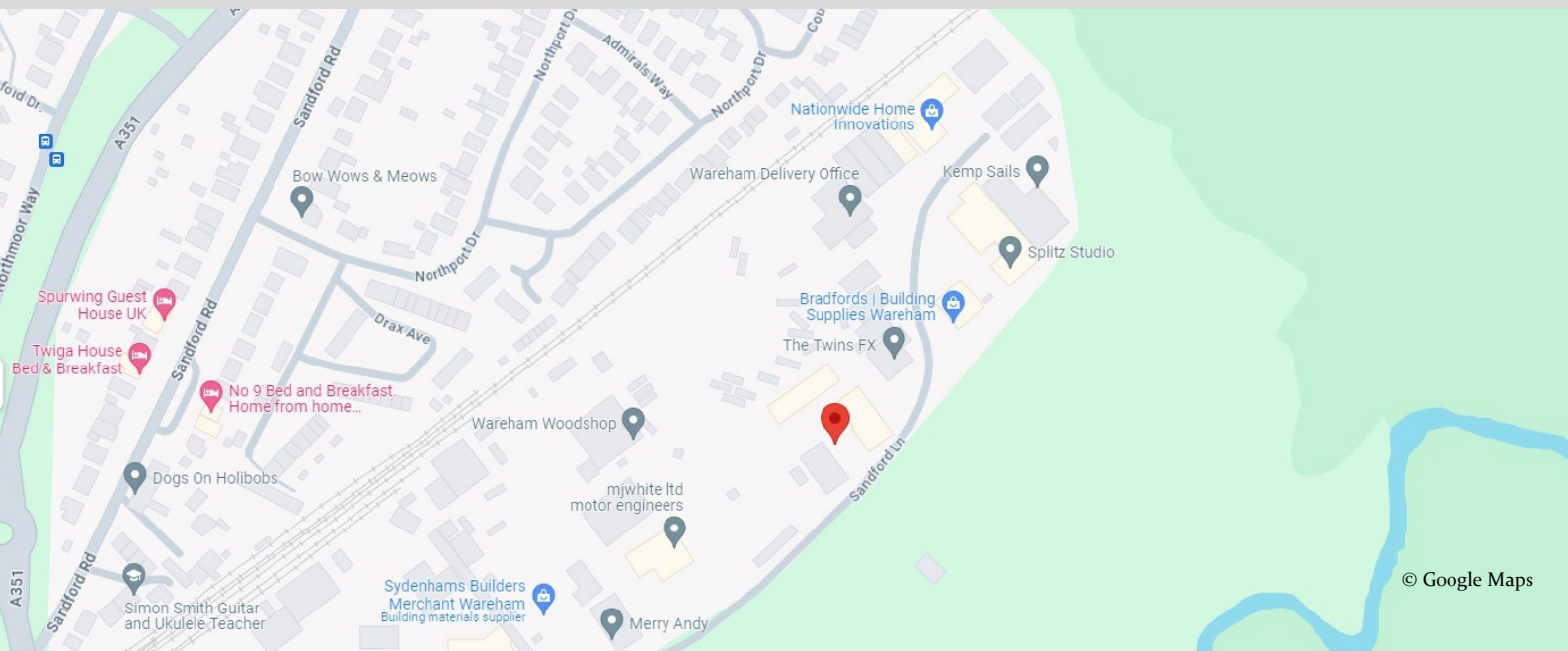
The incoming tenant will be responsible for their own legal fees.

## VIEWING AND FURTHER DETAILS

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

**Tel: 01202 551821**

**Website: [www.ellis-partners.co.uk](http://www.ellis-partners.co.uk)**



## 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.



