

Units 9-14
Area 45

Enterprise Park

Piddlehinton
Dorchester
DT2 7UA

FOR SALE BRAND NEW INDUSTRIAL/WAREHOUSE UNITS TO BE BUILT
From 947 - 1,564 SQ FT COMPLETION DUE Q4 2024
NET ZERO A+ EPCs TARGETED



Specification

Each unit will be built to the following specification:

- Brick/blockwork, profiled steel cladding construction
- Internal eaves height of between approximately 5.85-6m
- Steel portal frame
- Steel clad roof incorporating daylight panels
- Power Floated Concrete Floor
- 35 k/n per sq m floor loading
- UPVC windows at ground and first floor
- Insulated sectional up and over steel door
- Personnel door
- Unisex disabled WC
- 3 phase electricity, water and BT enabled
- Allocated car-parking
- PV panels on roof
- 1 electric vehicle charging point



Location

Enterprise Park is located on the B3143 approximately 3 miles from the A35 and 4 miles from Dorchester.

The A35 provides a part dual carriageway connection towards Poole, Dorchester and Weymouth and also towards the A31 dual carriageway which links to the M27 and M3 motorway networks.



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Energy Performance

Each unit has a draft net zero EPC rating of A+.

Summary of Accommodation

Unit	Size sq m	Size sq ft	Price (Excl. VAT)	Service Charge	Parking
9	88	947	Under Offer	TBC	3
10	88	947	Under Offer	TBC	3
11	116	1,249	£231,000 plus VAT	TBC	4
12	116	1,249	£231,000 plus VAT	TBC	4
13	145	1,564	£290,000 plus VAT	TBC	5
14	145	1,564	Under Offer	TBC	5

The above sizes are approximate gross internal areas scaled off plan.
Measured in accordance with the RICS Code of Measuring Practice (6th Edition).

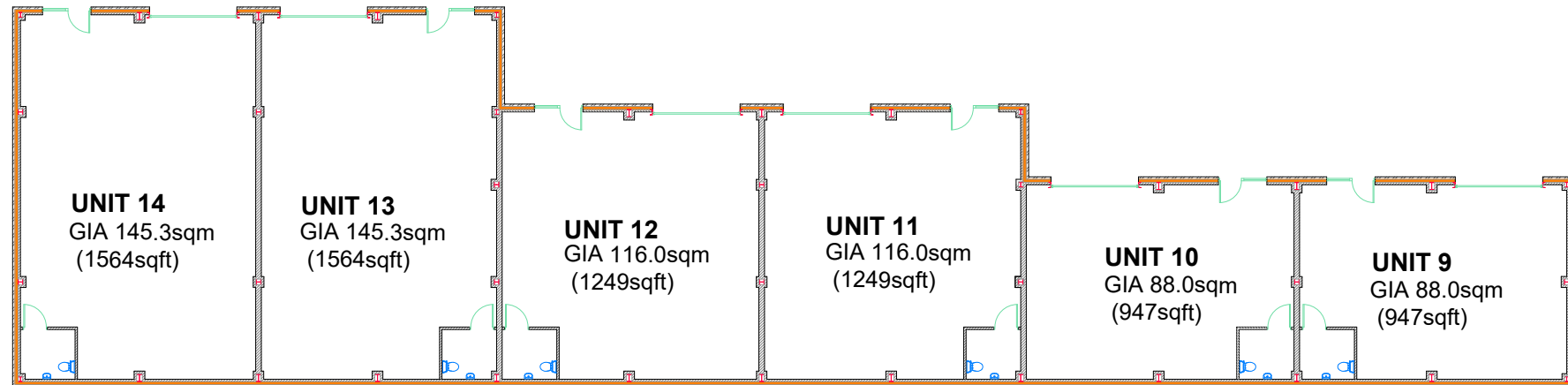


Illustration only
Not to scale

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Tenure

Freehold with vacant possession.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Planning

Planning consent has been granted for the erection of 6 industrial/warehouse units for Class B2, B8, E (g).

Interested parties can contact the Local Planning Authority at Dorset Council 01305 838336 with regard to their own proposed use.

Rateable Value

To be assessed upon practical completion.

Service Charge

A service charge will be payable in respect of the upkeep, management and maintenance of the common parts within the estate.

EPC Ratings

To be assessed.

Viewing

Strictly prior appointment through the joint sole agents, Goadsby and Nettleship Sawyer, through whom all negotiations must be conducted.



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IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale 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 once terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.