

TO LET (MAY SELL)

**TWO STOREY INDUSTRIAL
PREMISES**

Unit 15
Holland Business Park
Holland Way
Blandford Forum
DT11 7GH

19,106 sq ft (1,775 m²)
Approx. gross internal area

Rent: £57,125 + VAT pax



RENT ONLY
£2.99 psf





Ground Floor



Ground Floor

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.

Reference: SJT/10158

LOCATION

The property is situated at the entrance to Holland Business Park which is located within the established Holland Way Industrial area. Holland Way is accessed from Higher Shaftesbury Lane which connects to the A354 Salisbury Road and the A350 Blandford Forum bypass.

DESCRIPTION

The property comprises a two-storey end of terrace industrial unit of brick/block lower elevations with profiled cladding above and a steel portal frame supporting a pitched roof.

Features include:-

- ❖ Entrance porch with personnel door
- ❖ Windows at ground and first floor levels
- ❖ Reception / office
- ❖ Ground floor workshop with minimum beam height of 3m approx and ceiling height 3.6m approx. Part of the area (1,836 sq ft) has a suspended ceiling with height of 2.5m to underside.
- ❖ Electric sectional loading door measuring approx 4m wide x 3m high.
- ❖ Concrete first floor workshop/storage/dispatch with loading access and three partitioned offices
- ❖ Two WC facilities on ground and first floors
- ❖ Tea point / restroom
- ❖ 22 car parking spaces
- ❖ Gated business park

SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

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ACCOMMODATION

Ground floor

Workshop, office, wcs	9,754 sq ft	906 sq m
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First floor

Workshop, storage, dispatch, wcs, restroom/teapoint	9,352 sq ft	869 sq m
Total	19,106 sq ft	1,775 sq m

Measured on a gross internal basis

TENURE

The premises are available to let on a new full repairing and insuring lease for a term to be agreed incorporating upward only open market rent reviews.

(Landlord may consider a sale)

Rent

£57,125 + VAT per annum exclusive

The rent quoted is exclusive of business rates, VAT, service charge, insurance premium, utility costs and all other outgoings.

BUSINESS RATES (source: www.voa.gov.uk)

Rateable Value: £77,500 (1 April 2023)

PLANNING

In accordance with our normal practice, we would advise all interested parties to make their own enquiries through the Planning Department of Dorset Council (North Dorset) tel. 01305 838336 in connection with their own proposed use of the property.

LEGAL COSTS

As is customary, the ingoing tenant is to be responsible for the landlords reasonable legal costs incurred in the preparation and completion of the lease.

SERVICE CHARGE

The premises are subject to an Estate service charge in respect of the upkeep, management and maintenance of common parts of Holland Business Park. We would therefore urge all applicants to make further enquiries as to the current service charge outgoings.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band B (48).

The full EPC and recommendations report are available on request.

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)

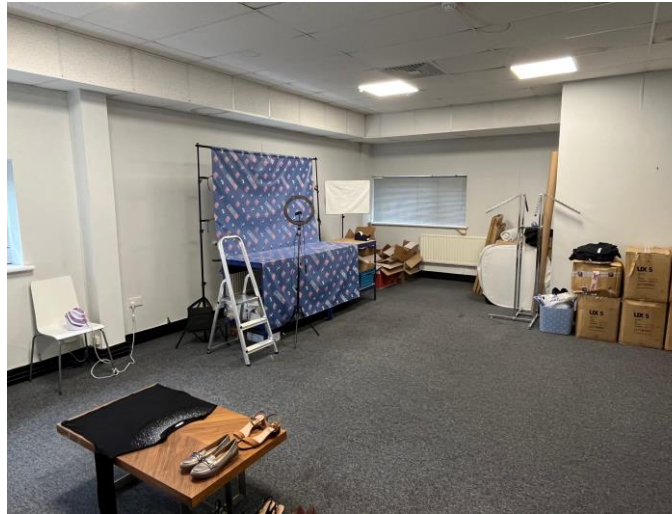
VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-

**NETTLESHIP
SAWYER**

01202 556491
NETTLESHIPSAWYER.CO.UK

Steven Tomkins
stevet@nettsawyer.co.uk
01202 550246



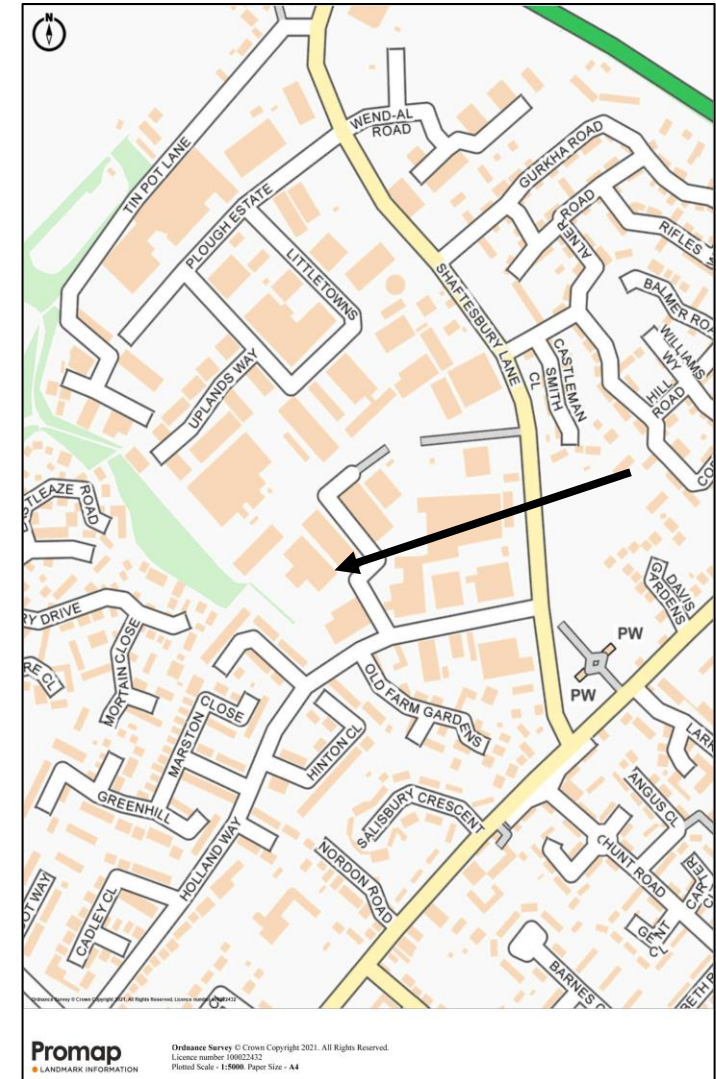
First Floor Office



First Floor



First Floor



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