

# TO LET

## OFFICE PREMISES

(A range of uses considered subject to planning)

**Leanne Business Centre  
Sandford Lane  
Wareham  
Dorset BH20 4DY**

890 sq ft (82.7 sq m)



## LOCATION

The development is situated in a prominent position on Sandford Lane approximately one mile from Wareham town centre, close to the A351 Wareham By-Pass giving access to the Bournemouth/Poole conurbation to the east. The development is a 5 minute walk to Wareham train station which has a regular train service to Bournemouth and Poole.

## DESCRIPTION

Leanne Business Centre is a purpose built development of 13 two storey office/business units together with a small gatehouse. The development is arranged with a central parking area with additional parking at the rear.

## ACCOMMODATION

The office suite available is:-

**Unit 6** 890 sq ft (82.7 m<sup>2</sup>)

First floor office, carpeted, electric heaters, teapoint, partitioned offices, category II lighting and two WCs. **Three car spaces.**

A range of uses considered subject to planning.

## TENURE

The property is available to let on a new full repairing and insuring lease for a term to be negotiated. Any lease will incorporate regular, upward only rent reviews.

## RENT

The commencing rental is as follows:-

Unit 6     **£8,000** per annum exclusive

The rents are exclusive of business rates, VAT, service charge, insurance premiums and all other outgoings. Rent is payable quarterly in advance by standing order.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any lease negotiations.

## SERVICES

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

## SERVICE CHARGE

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

## BUSINESS RATES (source: [www.voa.gov](http://www.voa.gov))

The District Valuer's website provides the following information:-

Rateable Value:

Unit 6     £5,000     (1 April 2023)

## ENERGY PERFORMANCE CERTIFICATE

Unit 6 Assessment - Band C (75)

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 joint sole agents:-

**NETTLESHIP  
SAWYER**

**01202 556491**  
NETTLESHIPSAWYER.CO.UK

**Lambert  
Smith  
Hampton**

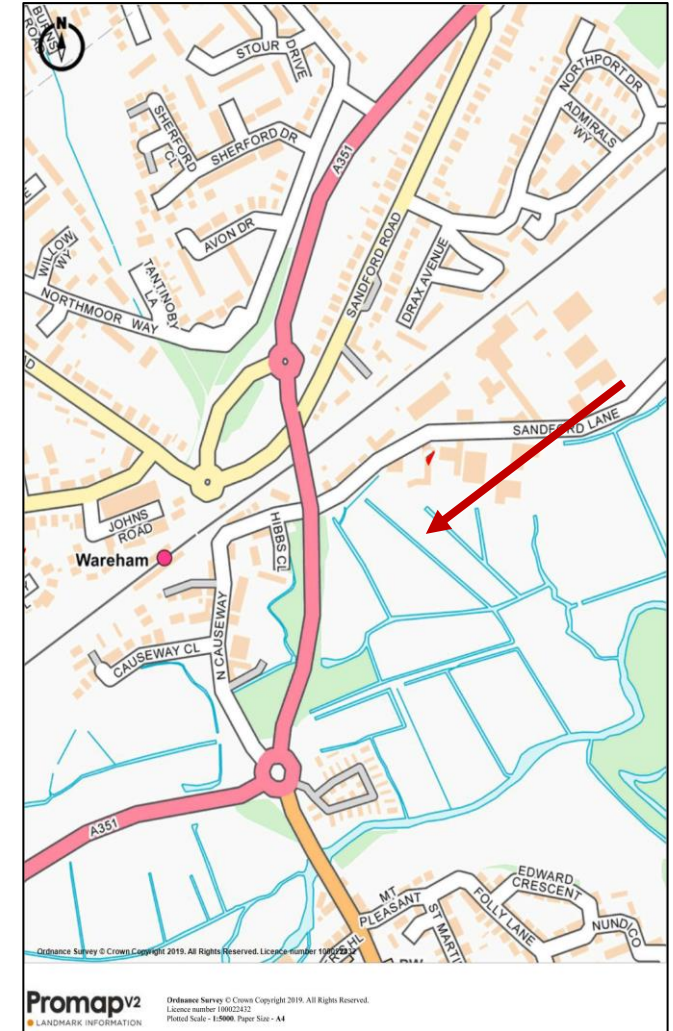
Contact – Steve Chiari

[stevec@nettsawyer.co.uk](mailto:stevec@nettsawyer.co.uk)

01202 550245

Contact – Luke Mort

[LMort@lsh.co.uk](mailto:LMort@lsh.co.uk) / 023 8033 0041



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