

# DORSET BUSINESS PARK

TO LET

BUILDING C, DORSET BUSINESS PARK, WINTERBOURNE WHITECHURCH, DT11 9AN



**21,286 SQ FT (1,977.5 SQM) TO 44,321 SQ FT (4,118 SQ M)**  
**SUBSTANTIAL REFURBISHED WAREHOUSE PREMISES**

- Two warehouse buildings available individually or as a whole
- 44,321 sq ft in total (upper warehouse - 21,286 sq ft, lower warehouse - 23,035 sq ft)
- Recently refurbished to include 8 x new electric roller shutter doors and LED lighting
- Dedicated loading aprons
- B8 (storage and distribution) use
- A further 61,572 sq ft is available in additional buildings (by separate negotiation)

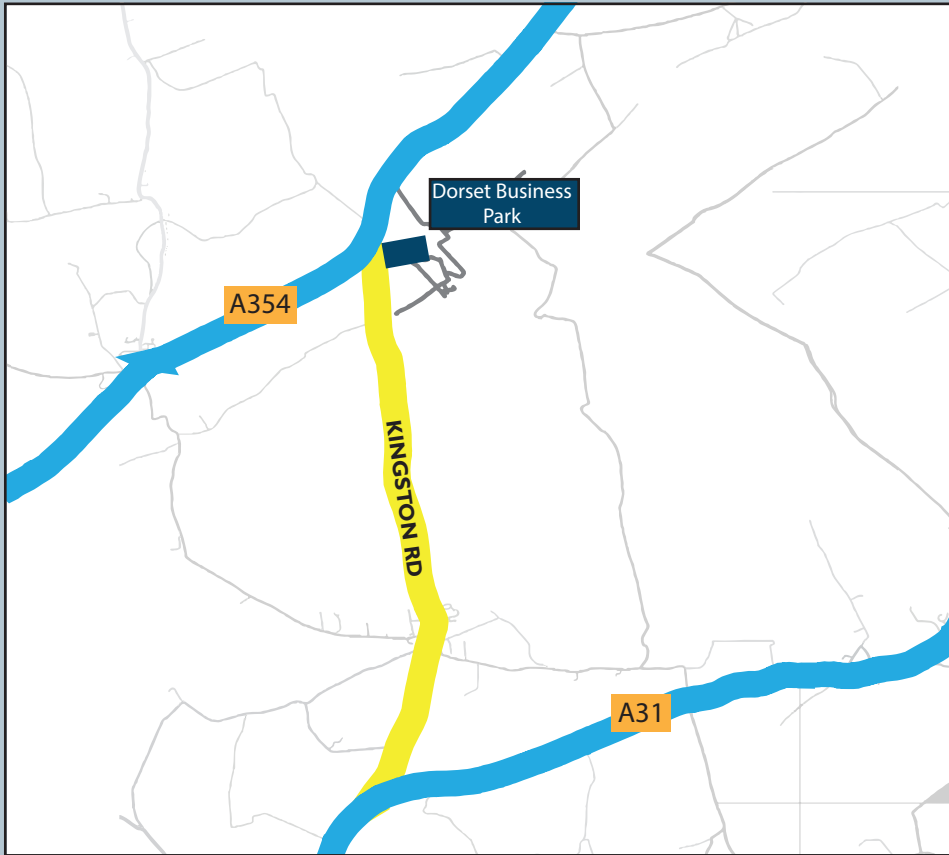


## THE SITE

- Dorset Business Park offers a range of high bay warehouses across a well maintained landscaped site in the heart of Dorset
- Strategic location between Blandford, Poole/Bournemouth and Dorchester. The site is adjacent to the A354, with excellent links to both the A31 (6 mins) and A35 (8mins).
- A significant proportion of the business park's electrical supply is generated by solar energy, reducing the carbon footprint of the site.
- Tower Supplies are now in occupation of three warehouse buildings on the site.



# LOCATION



## Approximate Distances By Car:

**Blandford:** 4 miles

**Dorchester:** 13 miles

**Pool:** 13 miles

**Bournemouth:** 18 miles

**Yeovil:** 25 miles

**M27:** 34 miles

Travel distances provided by Google Maps



## DESCRIPTION

Building C comprises two substantial high bay warehouse buildings. The buildings have recently been refurbished with works including the installation of LED warehouse lighting and 8 x new electrically operated roller shutter doors (approx. 4m wide x 5.2m high). The buildings benefit from eaves heights of 5.5m rising to 7.7m at the internal ridge. Dedicated concrete loading aprons are provided at either ends of the warehouse buildings. The premises have been measured with the following approximate gross internal floor areas:

Upper Warehouse -	21,286 sq ft (1,977.5 sq m)
Lower Warehouse -	23,035 sq ft (2,140 sq m)
<b>TOTAL -</b>	<b>44,321 sq ft (4,117.5 sq m)</b>

The site is accessed via a security gate and is served by good quality internal access roads, with attractive and well maintained landscape areas.

## TENURE

The premises are available by way of new full repairing and insuring leases for a term to be negotiated.

## RENT

£282,750 per annum.

Rent is exclusive of VAT, service charge, building insurance and business rates.

## PLANNING

The site benefits from a planning consent for B8 (storage and distribution) uses. Other uses within Class E(g) will be considered (subject to planning).

## SERVICE CHARGE

A service charge will be payable with respect of CCTV security, management and the upkeep and maintenance of common parts and communal estate roads. Full details available from the agents.

## RATEABLE VALUE

The premises are to be re-assessed for rating purposes.

## EPC

The buildings have the following EPC Ratings:

Building C1	D-82
Building C2	D-80

## FURTHER INFORMATION



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### FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

### IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

### IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

