

# DORSET BUSINESS PARK

TO LET

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



FROM 5,922 SQ FT (550 SQ M) TO 42,833 SQ FT (3,979 SQM)  
FIVE WAREHOUSE BUILDINGS AVAILABLE

- Five warehouse buildings available individually, on a multiple basis, or as a whole.
- 42,833 sq ft available in total (4 x buildings each of c. 9,200 sq ft and 1 x building of 5,922 sq ft)
- LED lighting and new roller shutter doors.
- B8 (storage & distribution) use
- A further 63,060 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.



**TOWER**

# LOCATION



## Approximate Distances By Car:

**Blandford: 4 miles**

**Dorchester: 13 miles**

**Poole: 13 miles**

**Bournemouth: 18 miles**

**Yeovil: 25 miles**

**M27: 34 miles**

Travel distances provided by Google Maps

## DESCRIPTION

The property comprises five warehouse buildings benefiting from dedicated loading areas. The four larger warehouse buildings have recently been subject to a program of refurbishment works which has included the installation of new gable ends, electrically operated roller shutter doors and LED lighting.

The properties have been measured with the following approximate gross internal floor areas:

Warehouse	Sq m	Sq ft	Eaves height (m)
Unit B1	861.02	9,268	4.93
Unit B2	856.34	9,218	4.9
Central Unit	550.14	5,922	2.97
Unit B3	854.1	9,194	5.06
Unit B4	857.6	9,231	4.89
TOTAL	3979.2	42,833	

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 buildings are available individually, on a multiple basis or as a whole, by way of a new full repairing and insuring leases for a term to be negotiated.

## RENT

£195,000 per annum.

Rents for individual or multiple warehouse buildings are available on request to the agents.

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

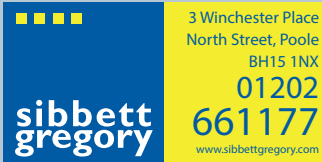
EPC's have been commissioned and will be provided shortly.

## VAT

Unless otherwise stated terms are strictly exclusive of VAT.



## 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.

