



**TO LET**  
**MODERN**  
**SINGLE**  
**STOREY**  
**BUSINESS**  
**PREMISES**

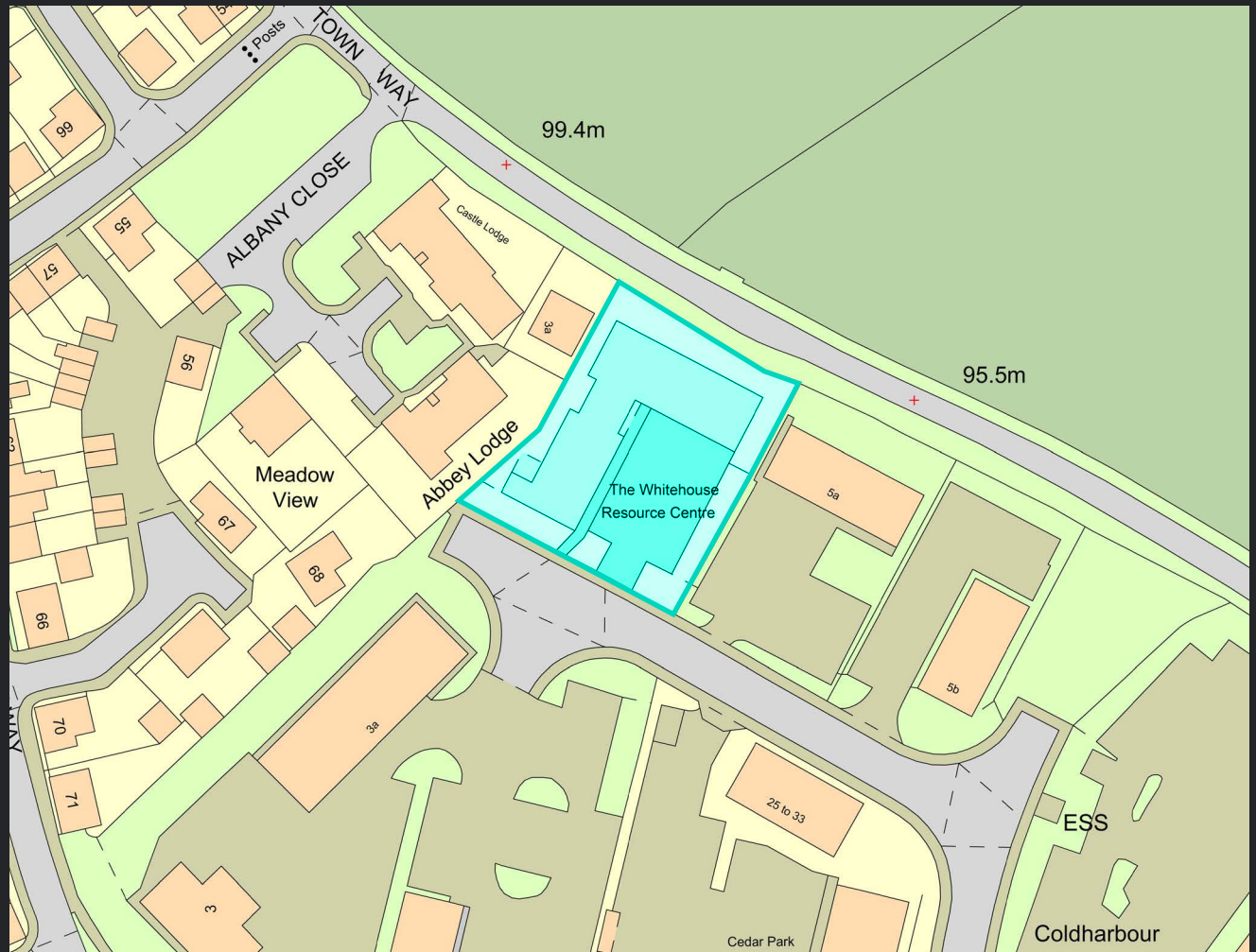
Suitable for a variety of uses including office, medical, research & development and educational (subject to any necessary planning consents)

**UNIT 4, COLDHARBOUR BUSINESS PARK, SHERBORNE, DORSET, DT9 4JW**

**529 SQ M / 5,693 SQ FT**  
(May split to provide modules from approx. 2,700 sq ft)

## SUMMARY

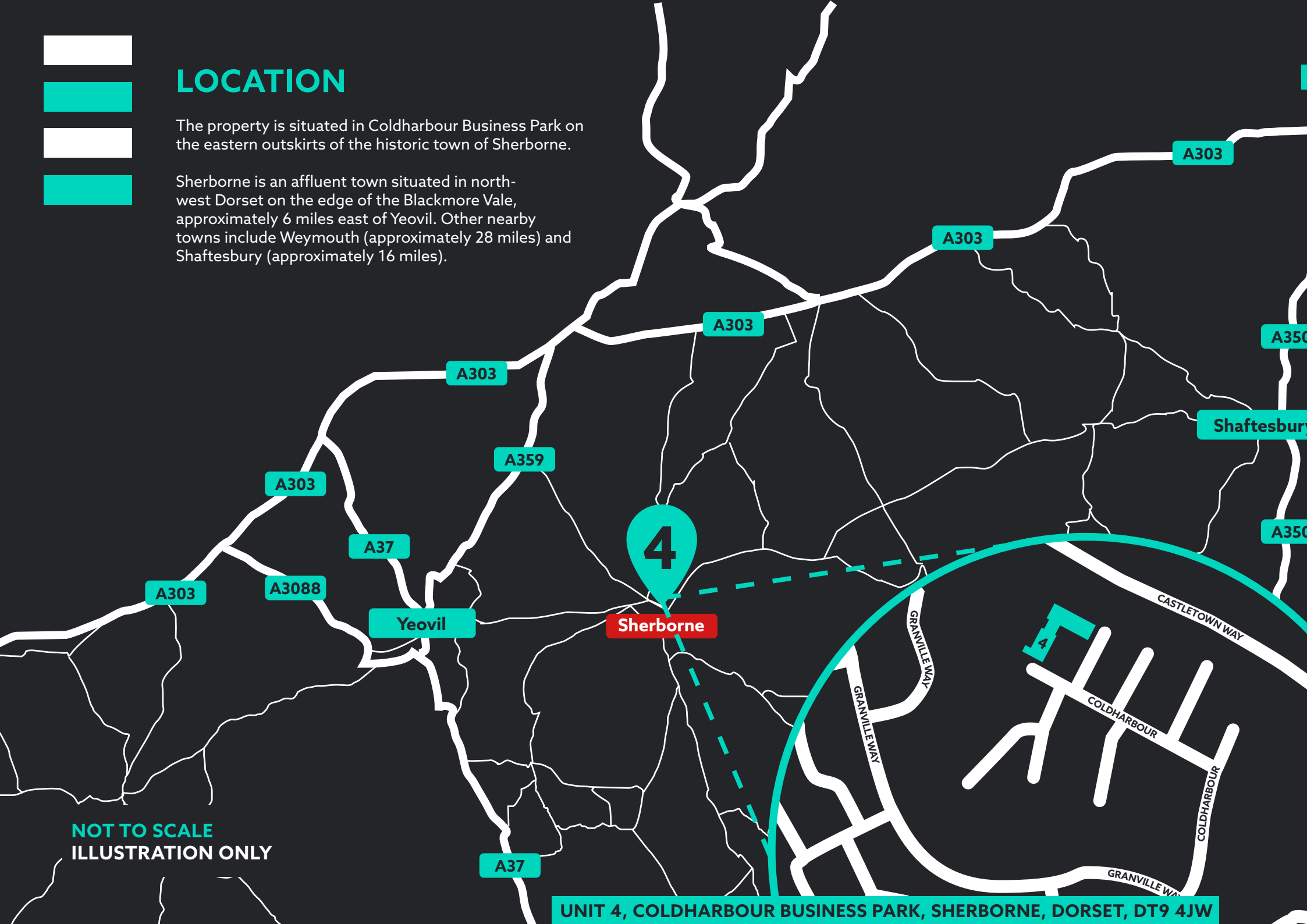
- » Modern single storey business premises
- » Suitable for a variety of uses including office, medical, research & development and educational (subject to any necessary planning consents)
- » Situated on the eastern outskirts of Sherborne
- » 18 car-parking spaces
- » Tenure – Available by way of a new lease
- » **Rent - £50,000 per annum exclusive of VAT and all outgoings**



## LOCATION

The property is situated in Coldharbour Business Park on the eastern outskirts of the historic town of Sherborne.

Sherborne is an affluent town situated in north-west Dorset on the edge of the Blackmore Vale, approximately 6 miles east of Yeovil. Other nearby towns include Weymouth (approximately 28 miles) and Shaftesbury (approximately 16 miles).



NOT TO SCALE  
ILLUSTRATION ONLY

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## DESCRIPTION

These detached premises are of brick construction under a pitched tiled roof. The accommodation is currently arranged in a cellular layout providing a number of separate offices, storage areas, cloakroom facilities and kitchenette.

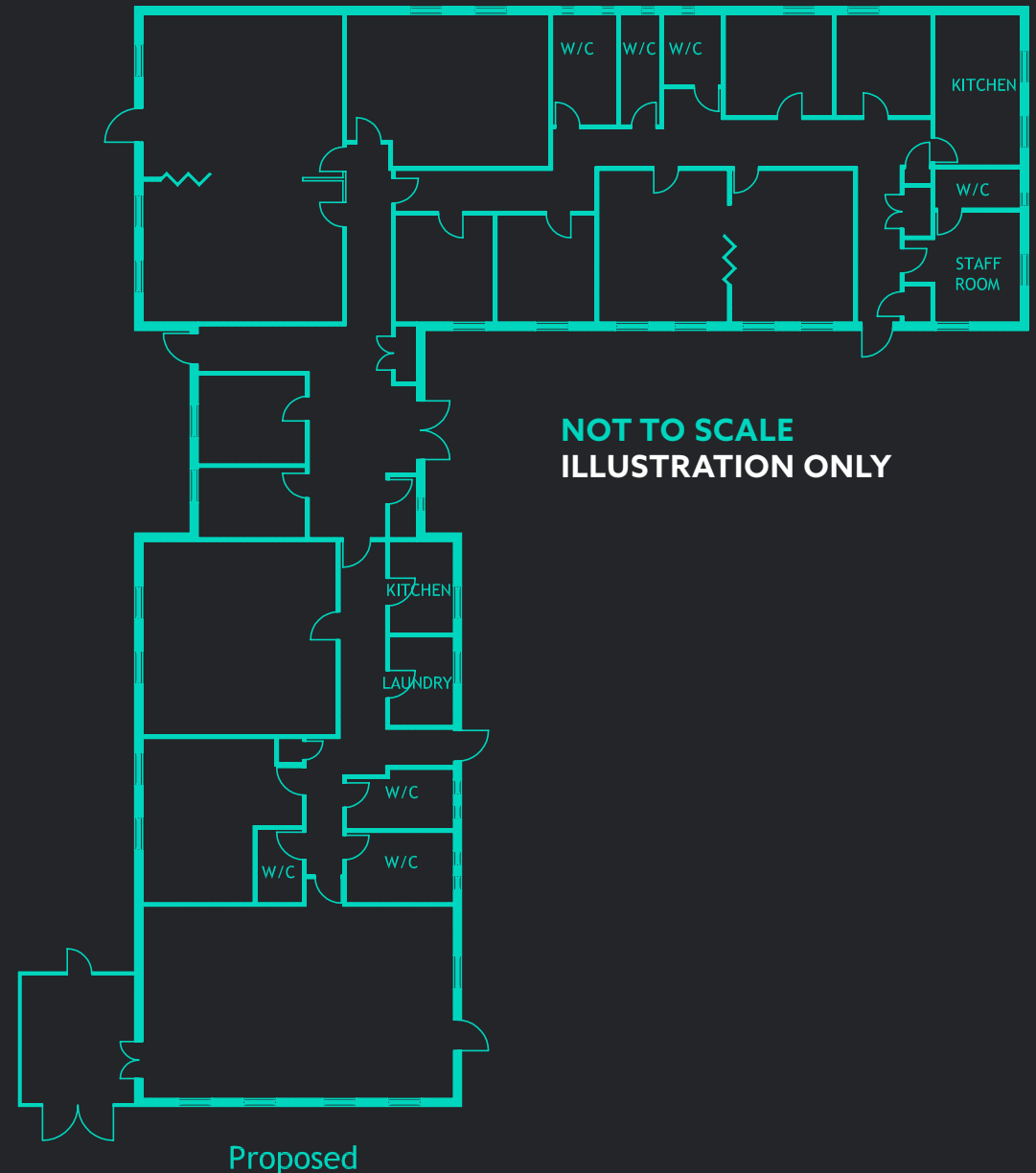
Externally, there is a car-park providing 18 allocated car-parking spaces.

## ACCOMMODATION

Approximate gross internal area:  
529 sq m // 5,693 sq ft

## SPECIFICATION

- » Suspended ceilings (to part)
- » Gas central heating
- » Male, female and disabled cloakrooms
- » Kitchenettes
- » Lighting



## LEASE

The premises are available to let by way of a new full repairing and insuring lease for an negotiable term, incorporating upward only open market rent reviews.

## RENT

**£50,000 per annum** exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.

## SERVICE CHARGE

A service charge may be payable in respect of the upkeep, management and maintenance of the estate. Interested parties are advised to make further enquiries.

## EPC RATING

C - 59

## RATEABLE VALUE

£38,250 (from 1.4.23)

## 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.

## VIEWING

Please contact the joint agents through whom all negotiations must be conducted.



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## IMPORTANT

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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.

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