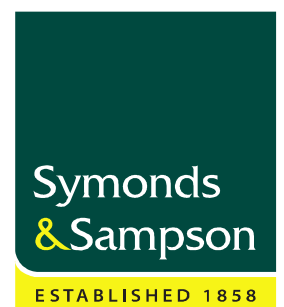




18 Albany Road, Granby Industrial Estate, Weymouth, Dorset DT4 9TH

For Lease part refurbished office and workshop premises

Rent - £18,000 per annum



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For Lease - Part refurbished office and workshop premises

- Versatile premises over 2 floors
- Parkind and compound
- Central Heating and Double Glazed

Viewing - Strictly by appointment.
Dorchester Commercial office on 01305 261008

The Property

Totalling 2,362sqft is this recently refurbished office and workshop building situated in a visible position on the Granby Industrial Estate.

The premises are thought suitable for various uses subject to planning.

Benefitting from parking and compound, the unit is arranged in 4 zones around a central staircase and reception area with stores to the right and workshops to the left with offices above and an open plan studio above the stores.

RV £13,500

Situation

Albany Road is on the Granby Industrial Estate opposite Dek, the main industrial estate in the area which is approximately 2 miles north west from the town centre in Chickerell.

Directions

From central Weymouth follow the ring road out of town taking the signs to Chickerell and the Granby Estate at the first and second roundabouts and then left into the estate off the Chickerell Road.

Outside

To the front of the property is off road parking for up to 9 cars if compound is used.

Services

Mains water, electricity and gas. Gas central heating.

Local Authority

Dorset Council Tel: 01305 221000

Code for Leasing Business Premises

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- www.leasingbusinesspremises.co.uk

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Lease Details

To be advised

Energy Performance Certificate Applied for

JMT/13/06/2023



01305 261008

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