



Yard 4 DB Depot

Gibbs Marsh Trading Estate, Stalbridge, DT10 2RY

For Lease Secure yard 20,000 sqft
Rent - £20,000 pa



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

The Property

Yard 4 is offered as a fenced and level site with 3 phase and access to water. Totalling approximately 20,000sqft it is suitable for outside storage. It is currently part hardened which can be extended. It will be made available with a secure palisade fence and gateway with 4-4.5 m width to the service road.

Available for relatively immediate occupation.

Situation

Yard 4 is situated at the DB Depot site adjacent Vale Coaches and opposite Ford Fuels just to the south of Landshire Lane which runs along the southern perimeter of Henstridge Aerodrome.

Directions

From the A30 at Henstridge simply take the road towards Shaftesbury and after approximately 2 miles turn right into Camp Road. Follow this road south and after half a mile turn left into Landshire Lane. After quarter of mile the property is second right (after the SSE Depot fronting the road). Follow this road for 100m and the property is in the right

Outside/Services & Local Authority

The land has 3 phase power and access to a water supply. There is no mains drainage.

Local Authority – Dorset Council 01305 221000

RV to be assessed

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

JMT/03/06/2020



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