



**8 Marsh Lane, Henstridge, Dorset, BA8 0TG**

For Lease – a good quality, secure and hardened compound with offices, workshops and stores - **£50,000 per annum**



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- 1 acre hardened site
- 7,617 sq ft existing buildings
- Lofty stores and workshops
- Good quality offices

Suitable for various uses including transportation, storage and manufacture (STP)

Viewing

Strictly by appointment.

Dorchester Commercial office on 01305 261008





### The Property

A 1 acre hardened and secure compound with several buildings including:

- Mezzanine office and workshop with parking  
Good quality offices (687sqft) with separate access and workshop below (1,230sqft). Roller shutter  
Lean-to projection at the rear of approximately 250sqft.  
Total of 2,167sqft.
- Central to the site, lofty workshop with small mezzanine -  
3,150sqft. Roller shutter doors.
- Storage Building  
2,300sqft stores building of good height. Single phase,  
decent eaves height. Single roller shutter door.
- Total buildings 7,617sqft
- 1 acre site all fully hardened and concreted.

RV £26500

### Situation

Marsh Lane is situated on the greater Henstridge air-field site just to the south of the A30 (and 1 mile from Henstridge village) midway between Sherborne and Shaftesbury.

### Directions

From Henstridge take the A30 Shaftesbury Road and turn right down Marsh Lane towards the air-field. Unit 8 is on the right. From the Shaftesbury direction, follow signs to Henstridge Trading Estate on your left.

### Local Authority

Dorset Council 01305 221000

### Services

Mains water, septic tank and electricity

### 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](http://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.

Energy Performance Certificate: TBC



JMT 10/07/23



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