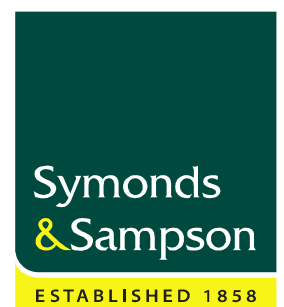




3 High West Street, Dorchester, Dorset DT1 1HZ

For Lease – Well appointed first and second floor offices

Rent £10,000 p.a.



3 High West Street, Dorchester, DT1 1UH

Rent £10,000 p.a.

For Lease - well appointed first and second floor offices

- 1739 sq ft (161.55 sqm) total
- Prominent town centre position
- High ceilings and good natural light
- Mix of open plan and individual offices

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

The Property

Well appointed offices over the first and second floor in this prominent town centre building with high ceilings and good natural light. The offices comprise a mix of open plan areas and individual offices.

The accommodation can be better described as:-
Entrance lobby from High West Street.

Door to stair

First floor with wide landing with large open office to front 45.86sqm

Rear office 19.7sqm

Kitchen

2 separate wc's

Second floor

Two offices to front 27.40sqm and 18.05sqm

Two offices to the rear 18.14sqm and 21.71sqm

Cupboard to landing 4.95sqm

Net area 161.57sqm (1,739sqft)

RV: £8,900

Situation

3 High West Street is situated in an easy to find location next to Lloyds Bank and Nationwide Building Society and above Connells Estate Agents. The County Museum is situated opposite.

Directions

From our office in High West Street follow the road east down the hill and past the traffic lights. 3 High West Street is situated on the south side of the street and directly opposite the landmark County Museum adjacent to the pelican crossing.

Services

All main services.

Local Authority

Dorset Council 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

Negotiable

Energy Performance Certificate

D rating (93)



JMT 13/09/2023



01305 261008

Symonds & Sampson LLP
Burraton House, 5 Burraton Square, Poundbury,
Dorchester, Dorset, DT1 3GR
commercial@symondsandsampson.co.uk
www.symondsandsampson.co.uk

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