



## Unit 6-10 Eden Park, Buckland Newton, Dorchester, DT2 7DJ

Ecological Unit – 10,599 Sq ft

For Lease - £68,960 per annum plus VAT

Symonds  
& Sampson

ESTABLISHED 1858

# Unit 6-10 Eden Park, Buckland Newton, Dorchester, DT2 7DJ

**For Lease - £68,960 per annum +VAT**

- Ecological Unit
- Located in well kept grounds and orchard on a 5 acre rural site
- Views over surrounding countryside
- Allocated car parking

Viewing - strictly by appointment with joint sole agents:

[jmerriott@symondsandsampson.co.uk](mailto:jmerriott@symondsandsampson.co.uk)

Tel: 01305 261008

Or Greenslade Taylor Hunt [tim.wright@gth.net](mailto:tim.wright@gth.net)

Tel: 01305 230872

## The Property

An ecological commercial unit, set within a business park, that was newly built 9 years ago. The unit comprises warehouse space and a toilet and welfare block on the ground floor, with offices, meeting room, staff room and kitchen on a mezzanine first floor. The park is set in 5 acres of well-kept grounds, with orchard, outside office/meeting areas and extensive rural views. The unit is fully timber constructed with clear span timber portal frames, timber structure and cedar external cladding. The park and unit have been specifically designed and built by the landlord to create a new standard in ecological commercial building design, with the lowest carbon impact possible, and an interior and exterior working environment that is more amenable for both tenants and visitors to the site.

The unit is available from approximately January – April 2024. There are an optional 4 acres of grazing land available, if required, at additional rent of £600 per annum.

## Accommodation

Ground Floor	9,801 Sq ft	910.51 Sq m
Mezzanine	798 Sq ft	74.13 Sq m
Total	10, 599 Sq ft	984.64 Sq m

Rateable Value is £37,000

## Situation

The property is located in a rural environment close to Buckland Newton and benefits from beautiful rural views. Dorchester is approximately 12.5 miles to the south.

## Services

Mains electricity, water and drainage available

## 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](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.

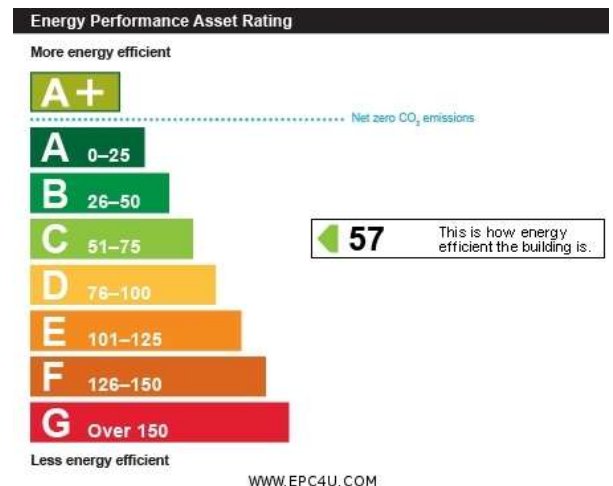
## Legal Costs

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

## Lease Details

A new full repairing and insuring lease, terms to be negotiated. A service charge is payable for buildings insurance and communal maintenance. Further detail on request.

## Energy Performance Certificate



JMT 31/10/2023



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