



## 2 Poundbury Business Centre, Dorchester Middle Farm Way, Poundbury DT1 3WA

For Lease Office/Semi Serviced offices

Rent on Application

Symonds  
& Sampson

ESTABLISHED 1858

# 2 Poundbury Business Centre, Middle Farm Way, Poundbury, Dorchester DT1 3QW

## For Lease Office/Semi Serviced offices

- Flexible Office Suites
- Manned Reception
- Car Parking on Site

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

### The Property

The offices of Relate Dorset have a number of good quality office suites available on a semi- serviced basis for occupiers of different sizes.

Rentals are quoted below for longer term leases but short- term rental also available on application.

Hayward Office	112.5 sq ft - £5,000 pa plus VAT
Bryant Office	120.2 sq ft - £5,000 pa plus VAT
Melling Suite	195.4 sq ft - £7,000 pa plus VAT
Oak Office	122.3 sq ft - £5,000 pa plus VAT
Casterbridge Suite	356.4 sq ft - £10,000 pa plus VAT
Hardy Office	323.9 sq ft - £8,000 pa plus VAT

Note: offices are open Monday, Tuesday & Thursday 8.30am – 9.00pm, Wednesday & Friday 8.30am -5.00pm, Saturday 9.00am – 4.00pm with manned reception for visitors.

Rental will include the following: -

Heating and Electric  
Cleaning of the common areas, WC and Kitchenette  
Reception staffing  
Furniture if required

Board room/meeting rooms can be booked if required at an additional cost.

### Situation

The office building is the central premises at the Poundbury Business Centre fronting the Parkway with parking to the front. It is easy to find as it is the home of Relate Dorset and is between the vets and adjacent to Sunnydays Nursery (which is at the rear).

### Directions

The property is situated on the southern side of Poundbury Parkway which is the main road from the town centre going west.

### Outside

There is parking to the front of the building in the car park closest to the Parkway.

### Services

Gas central heating, mains electricity and water.

### 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

To be advised

JMT/01/12/2022

01305 261008

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