



The Threshing Barn, Camp Down Farm, Pimperne, Blandford Forum, DT11 7FD

High quality office conversion

For Lease - £19,950 per annum

Symonds
& Sampson

ESTABLISHED 1858

The Old Threshing Barn, Camp Down Farm, Pimperne, Blandford Forum, DT11 7FD

For Lease - £19,950 per annum

- 1561 Sqft
- High quality, newly refurbished office accommodation
- Good natural light
- Rural outlook
- Parking on site with electric charging point
- Good access to main roads

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

The Property

A really high quality barn to office conversion at the edge of Blandford Forum. Arranged in 3 individual offices over two floors with staff and kitchen area with wc off.

The Old Threshing Barn has brick and flint elevations beneath a newly re-clad slate roof incorporating roof lights. There are full height central openings to the front and rear elevations and timber floors throughout with underfloor heating from air source heat pumps.

There is a predominantly gravelled area to the front of the property and a further area to the rear of the Old Threshing Barn providing on site parking for 24 cars between the Old Threshing Barn and neighbouring property, The Stables. GIA of The Old Threshing Barn 145.06m² / 1,561ft².

RV To be assessed.

Situation

Camp Down Farm is situated close the northern edge of Blandford Forum. Access is from a private track leading from Higher Shaftesbury Road. On the opposite side of the road is Sunrise Business Park. Blandford bypass is nearby and provides good links to Poole (15 miles) Dorchester (18miles) and Salisbury (25miles)

Directions

The property is easy to find. Simply follow the Blandford bypass (A350) around the east side of the town following the signs for Sunrise Business Park. Take the roundabout signed Sunrise Business Park and turn immediately after the roundabout left

off the Higher Shaftesbury Road. The properties are a short distance along the track on the right.

Services

Fibre broadband. Electric car charging point. Mains water and electricity and private drainage.

Service Charges

A small annual service charge will be payable for grounds maintenance and alarm system.

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.

Legal Details

To be advised.

Energy Performance Certificate



JMT 22/05/24



01305 261008

Symonds & Sampson LLP
30 High West Street, Dorchester, Dorset, DT1 1UP
dorchester@symondsandsampson.co.uk
www.symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.



SURVEYS

VALUATIONS

PLANNING

LETTINGS