



## **4,8 &10 Town Farm Workshops and offices Dean Lane, Sixpenny Handley, Salisbury, Dorset, SP5 5PA**

Workshops and office suite

**For Lease: £2,750 – £8,750 per annum**

**Symonds  
& Sampson**

ESTABLISHED 1858

# 4, 8 & 10 Town Farm Workshops and office

Dean Lane, Sixpenny Handley,  
Salisbury, Dorset, SP5 5PA

## Workshops and a first-floor loft office suite.

- Modern courtyard development
- Central parking area
- Various size workshops and office available

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

### The Property

The property comprises a modern courtyard development of 10 office/light industrial units. The elevations are mainly brick with some sections of timber cladding. The roofs are pitched and clad with concrete tiles. Most accommodation is ground floor, although unit 10 is a self contained first floor office with access from external steps. The windows are single glazed with timber frames.

Units 4 & 8 comprise ground floor workshops with concrete floors, predominantly painted blockwork walls and textured ceilings. Each unit has an internal WC.

Unit 10 is a first-floor office with reduced height due to sloping ceiling. It has a carpeted floor, painted plaster walls and a textured ceiling. Natural light is provided by 3 roof lights and it has it's own WC.

The units are located around a central parking area which is concrete surfaced. Parking is unallocated and is on a 'first come, first served' basis. Unrestricted on-street parking is available in Dean Lane.

### Accommodation

**Unit 4** Workshop, Tea point, WC 60.24 sqm/648 sqft  
RV £4,350 Rent: £4,950pa

**Unit 8** Workshop, Tea point, 2xWC 110.34 sqft/1188 sqft  
RV £8,000 Rent: £8,750pa

**Unit 10** Office and WC 30.96sqm/334sqft  
RV £2,125 Rent: £2,750pa

(Qualifying occupiers will be able to claim 100% relief under the Small Business Rate Relief scheme as the rateable values are below £12,000)

### Situation

Within walking distance of the village centre. Sixpenny Handley offers a selection of shops, including a Butchers, Hairdressers, Ironmongers/Hardware, Grocery Store, Newsagents and Post Office. Salisbury is approx. 9 miles away, the market town of Blandford Forum is approximately 11 miles and Shaftesbury and Wimborne both 10 miles.

### Directions

From Blandford take the A354 to Salisbury. At the Sixpenny Handley roundabout turn left and proceed to the crossroads. Turn right onto Dean Lane and then right again into Town Farm Workshops.

### Outside/Services

On site parking with an allocated space for each suite.

### Local Authority

Dorset Council 01305 221000

Mains electricity, water and drainage.

### 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

### Energy Performance Certificate

**Unit 4:** E (113)

**Unit 8:** C (62)

**Unit 10:** C (75)



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