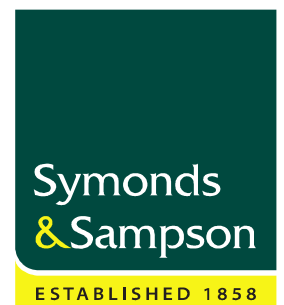




## 17a Butts Pond, Sturminster Newton, DT10 1AZ

Lofty factory unit  
For Lease - £21,750 per annum



# 17a Butts Pond, Sturminster Newton, DT10 1AZ

## For Lease - £21,750 per annum

- A lofty and well laid out workshop/storage building
- Large open space with wc and store in the corner
- 3 phase power

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

### The Property

A decent square shaped, lofty portal framed factory unit clad in insulated steel. Suitable as a workshop or for storage. The main access is a roller shutter door to the accessway at the side of number 17.  
402m<sup>2</sup> (4,335 sqft)

RV £17,000

### Situation

The Butts Pond Industrial Estate is a long-established trading estate within the town and a short walk back into Sturminster town centre. The town has various services, a Co-op supermarket, pubs, shops and cafes and is a mid Dorset hub town midway between Shaftesbury, Sherborne and Blandford.

### Directions

From our office in Sturminster Newton follow the road north (The Bath Road) turning right at the traffic lights (Butts Pond Industrial Estate is signposted here). Follow the B3091 down the hill and left at the next set of traffic lights. The entrance to Butts Pond Industrial Estate is 100m on the left. Follow this road through the estate keeping straight into the no through road at the end. The property is on the right.

### Services

Mains electricity and water. 3 phase power.

### 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.

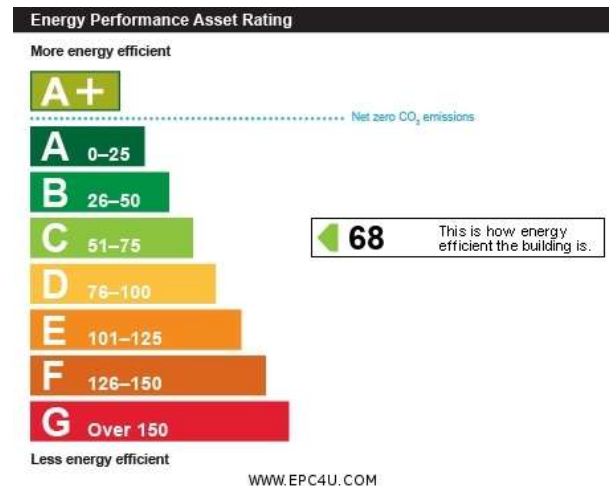
### Legal Costs

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

### Legal Details

To be advised.

### Energy Performance Certificate



JMT/02/04/2024



01305 261008

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