



48 High West Street, Dorchester, DT1 1UT

High Street office suites available in attractive Georgian style building
For Lease - £22,000 per annum plus VAT

**Symonds
& Sampson**
ESTABLISHED 1858

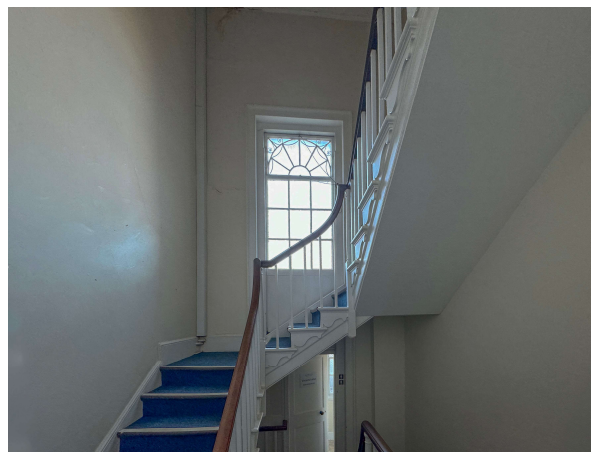
48 High West Street, Dorchester, Dorset, DT1 1UT

For Lease - £22,000 per annum plus VAT

- High street location
- Total 3,931 sq ft
- Well appointed
- Flexible space

Accommodation
Please see floor plan.

Viewing
Strictly by appointment.
Dorchester Commercial office on 01305 261008



The Property

An attractive Georgian style office building arranged currently into 2/3 suites with ancillary space at the rear and basement. Listed Grade 2.

Landlord may consider letting in 2 individual suites.

Ground floor suite:

967sqft office suite arranged as reception off shared entrance hall with rear consulting room and staff facilities to the rear.

First floor suite:

1957sqft arranged over the 2 upper floors. Very well appointed with some built office furniture, reception area and a mix of open plan and individual offices. Staff facilities.

Ancillary space:

The property enjoys a further ground floor suite and basement providing up to 1,000sqft of additional space.

RV Ground Floor £9,000

RV First and Second Floor £8,400

(If occupied separately will qualify for 100% rates relief for qualifying parties).

Situation

High West Street is Dorchester's original central business district and remains a popular location for agency type businesses, solicitors and other professionals. Close to public parking at Top of Town and some short term on street metered parking. Close to museums and central town shops, cafes and banks.

Directions

From the Top of Town roundabout follow High West Street east for approximately 100m. The property is on the left (north side).

Services

Mains electricity, water and drainage available. Gas central heating.

Lease Details

To be agreed.

Energy Performance Certificate

Listed building therefore exempt.

Local Authority

Dorset Council Tel: 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

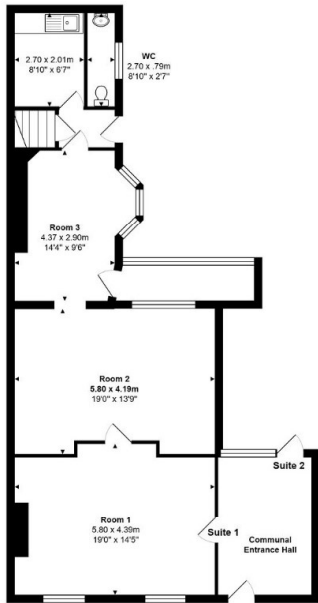
Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

Legal Costs

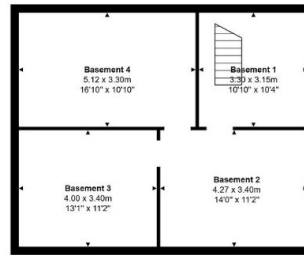
Each party to be responsible for their own legal costs incurred in the transaction.

JMT/23/01/24

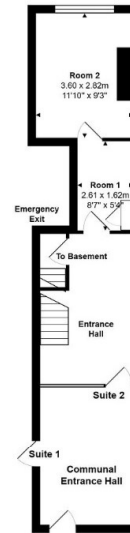




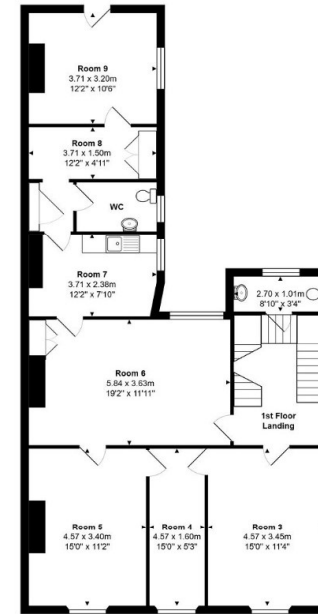
Suite 1
Area: 89.8 m² ... 967 ft²



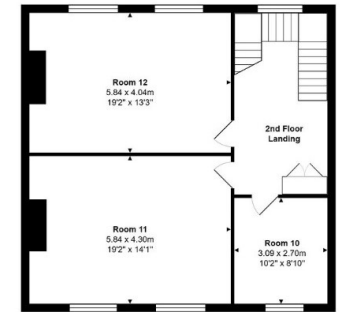
Basement
Area: 56.9 m² ... 613 ft²



Suite 2 Ground Floor
Area: 37.5 m² ... 404 ft²



1st Floor Suite 2
Area: 108.0 m² ... 1162 ft²



2nd Floor Suite 2
Area: 73.0 m² ... 785 ft²

Total Area: 365.2 m² ... 3931 ft²

All measurements are approximate and for display purposes only

Floor Plan



01305 261008

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