



Units 3 & 4 Horn Park Quarry Broadwindsor Road, Beaminster, Dorset DT8 3PT

5,119 sq ft Business Unit for Lease
Guide Rent - £20,000 per annum



Units 3 & 4 Horn Park Quarry

Beaminster, Dorset

DT8 3PT

5,119 sq ft Business unit for lease

- Tranquil rural business park location
- 4.2 m roller shutter door access
 - Flexible terms available

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

The Property

Units 3 & 4 Horn Park Quarry comprise a modern business unit measuring approximately 475.59 sq m (5,119 sq ft) of steel portal frame construction with part stone and profile sheet cladding. The unit has a 4.2m high roller shutter door and separate pedestrian access. The unit has a reception area, office, kitchen and w.c., with oil fired heating, and an electric roller shutter door. The roof is of profile steel with translucent light panels and the unit benefits from double glazing.

The property is available for rent subject to a new commercial lease. Flexible terms available. Incentives are also available, subject to contract.

The incoming tenant will be required to provide appropriate security by way of a rent deposit and satisfactory references.

Situation

The unit is located within the popular, well maintained and well established Horn Park Quarry Business Estate, situated towards the outskirts of Beaminster, near Bridport. The estate is in a tranquil rural setting, has ample parking facilities and a lorry turning area, 1.5 miles from Beaminster, on the B3163 (Broadwindsor Road).

EPC

Energy Rating: D

Local Authority

Dorset Council.

01305 221000

customerservices@dorsetcouncil.gov.uk

Directions

From Beaminster take the B3163 (Broadwindsor Road) heading west. The business park is located approximately 1.5 miles from Beaminster on the right hand side of the road.

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 (VAT). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

At present we understand that the property is not subject to VAT charges.

Rateable Value

Unit 3: £14,000

Unit 4: £14,250

(2023 Rating List)

Legal Costs

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



RH 07/03/2024

Symonds & Sampson

ESTABLISHED 1858

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