



For Lease: Unit 53 (High quality fitted business unit) Enterprise Park, Piddlehinton, Dorchester, Dorset, DT2 7UA

Guide Rent £30,000pa (No VAT)

**Symonds
& Sampson**
ESTABLISHED 1858

Unit 53 (High quality fitted business unit),
Enterprise Park, Piddlehinton, Dorchester,
Dorset, DT2 7UA

Guide Rent £30,000pa

- Workshop and offices fitted out to the highest quality
 - Ready for occupation
- Standalone unit with additional land for outside storage/parking
- Mains water/electricity/private sewerage
 - Signage opportunity on land owned fronting estate road

Viewing

Strictly by appointment.

Dorchester Commercial office on 01305 261008





The Property

A new business unit on Enterprise Park which has been fitted out to a very high quality and is ready for occupation.

Totalling 205m² gross internal (2208sqft) the property is constructed on a steel portal frame with insulated panels and good natural light. Roller shutter door access with concrete apron to the front.

Mains water/electric power and private sewerage are connected to property. Fitted out with a mix of offices, boardroom, stores/workshop and staff facilities.

The property benefits from being standalone in its own palisade fence and hence provides opportunity for off street parking and further open storage.

Hardened gravel access way.

RV: TBC

Situation

Enterprise Park is a business park situated 4 miles north-east of Dorchester and home to a number of modern businesses.

Directions

From central Dorchester follow the main road out of town east. Take the first road left as you leave the town to the east marked Piddlehinton. Follow this road for approximately 3 miles and the estate is just before the village on the right. Follow the estate road around (don't take the first right on the estate) past the gym. As the road bends to the right the property is on the left up a private driveway behind green palisade gates.

Enterprise Park can also be accessed from the A35 turning off the trunk road at Puddletown and following the signs to Piddlehinton.

Outside

The property sits on a site of approximately 0.55 acres including the driveway.

Mains water/electricity and private sewerage to site.

Local Authority

Dorset Council 01305 221000

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.

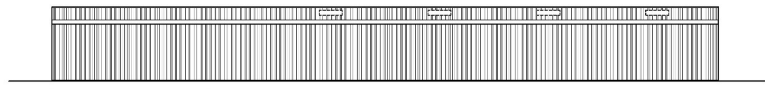
Legal Costs

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

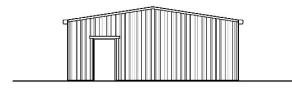
Energy Performance Certificate

Awaiting EPC

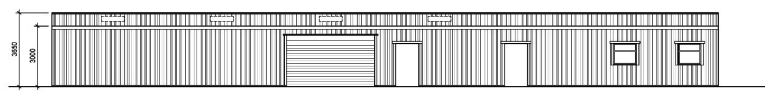
JMT/03/01/2024



Proposed Northeast Elevation



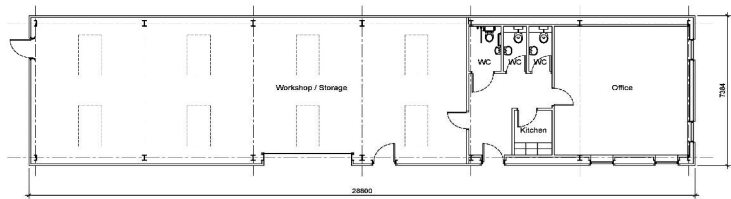
Proposed Northwest Elevation



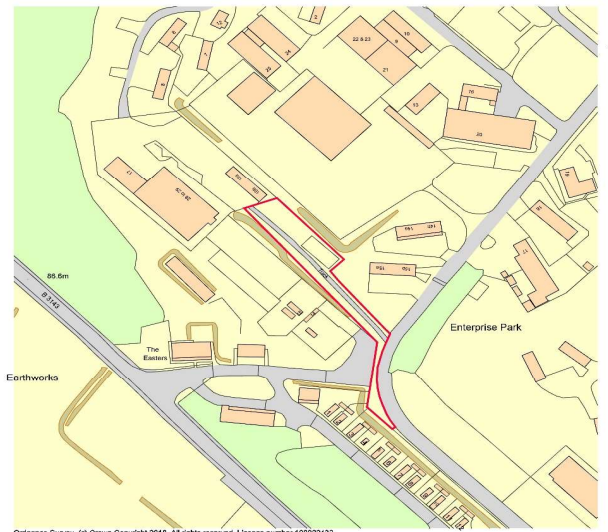
Proposed Southwest Elevation



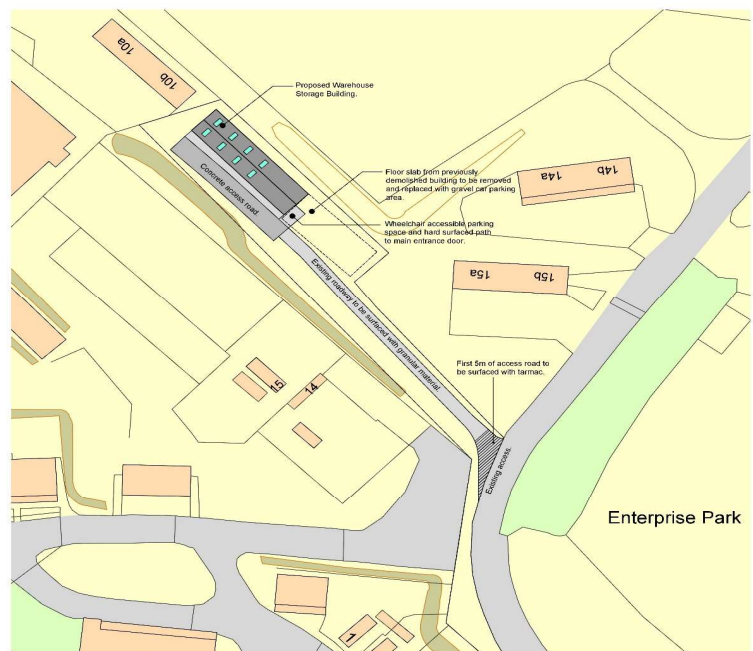
Proposed Southeast Elevation



Proposed Layout



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Site Location Plan (1:1250)



Block Plan (1:500)



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