



7 Sunrise Business Park, Higher Shaftesbury Road, Blandford Forum, DT11 8ST

For Sale or Lease a modern business/trade retail unit totalling 7,577sqft.

Guide Price £550,000 Freehold or £45,000 p.a.

**Symonds
& Sampson**

ESTABLISHED 1858

7 Sunrise Business Park,
Higher Shaftesbury Road, Blandford Forum,
DT11 8ST

For Sale £550,000 Freehold or for Lease £45,000 p.a

A modern business/trade retail unit

- 7, 577 Sqft over two floors
- Prime trade retail type unit with warehouse
- Off street parking/possible compound
- New roof

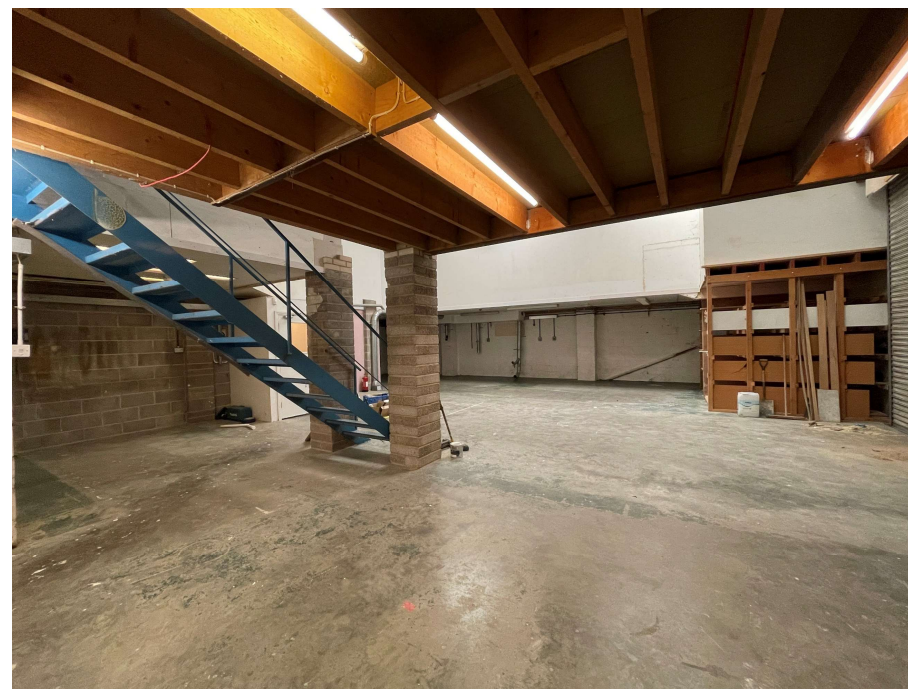
Suitable for various uses (STP)

Viewing

Strictly by appointment.

Dorchester Commercial office on 01305 261008





The Property

This modern business/trade retail unit totalling 7,577sqft has recently been upgraded with a new roof and is set up as a ground and first floor showroom with workshop and stores to the rear in the later extension. Two roller shutter doors. Situated on a corner position the property is constructed on a steel portal frame with brick and profiled steel elevations and a showroom shop front to the corner.

In more details the accommodation totals:

Ground floor Showroom with staff area	1581sqft
Workshop	1421sqft
Store below mezzanine	544sqft
Extension store	564sqft
First floor showroom	1740sqft
Mezzanine showroom	619sqft
Mezzanine store	544sqft
Extension showroom	564sqft

Total 7,577sqft

Off road parking for up to 10 cars or for space to form a compound.

Rateable Value

RV: £26,250

Situation

The Sunrise Business Park is the main industrial estate in Blandford and well located just off the bypass. The estate is a mixed business park with likes of Jewsons, the Environment Agency, various manufacturers and trade retailers.

Directions

From the Blandford bypass that passes the east of the town, follow the ring road north (A350/A357). At the roundabout signposted Melbury Abbas/Sunrise Business Park take this road for 200m and turn right into the estate. Follow this road passing the first turning on the left and as you round the bend the building sits prominently on this corner.

Local Authority

Dorset Council 01305 221000

Services

Mains electricity, water and sewerage. Oil tank and oil-fired boiler.

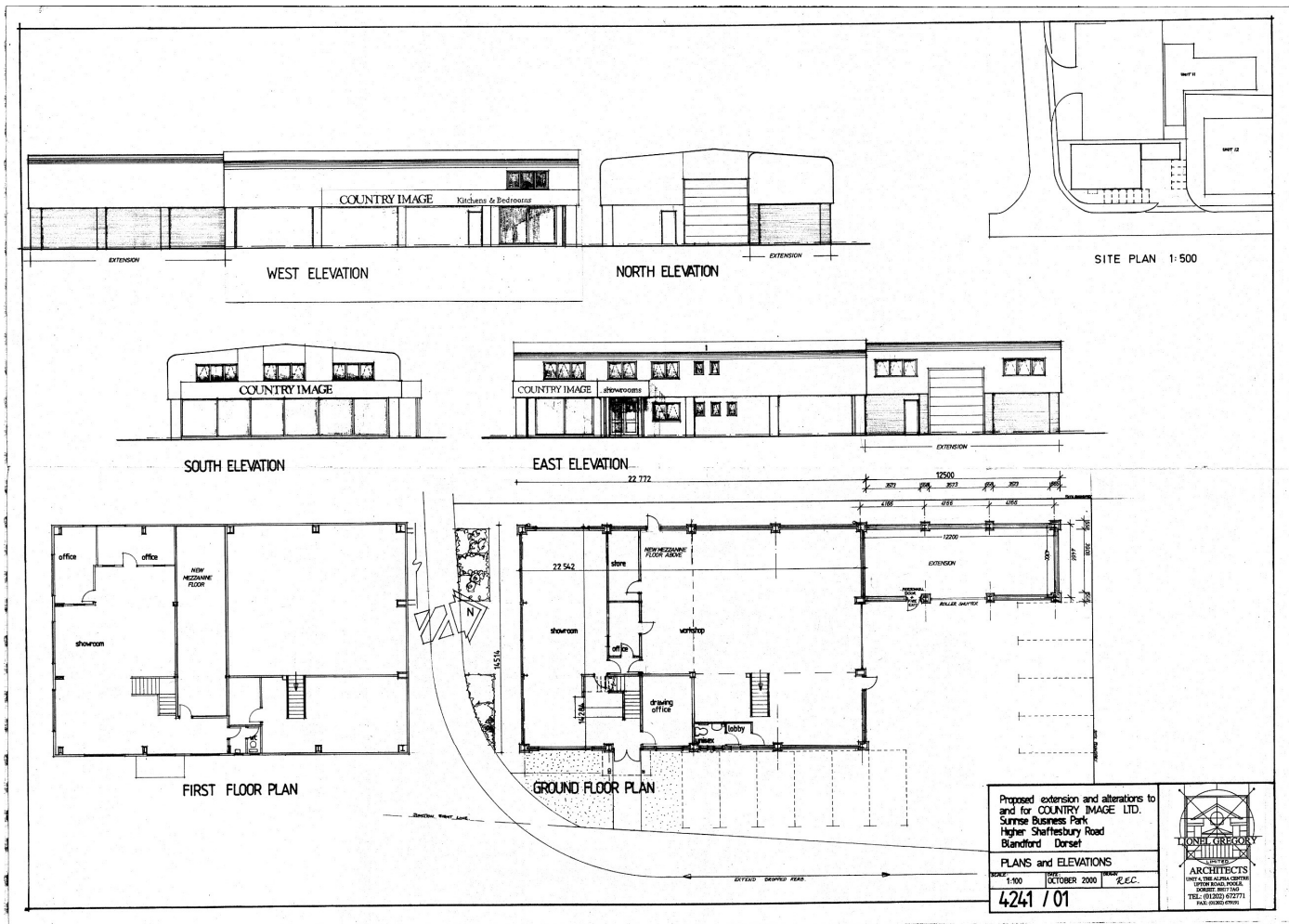
Finance Act 1989

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: C (66)



For Identification Purposes only

01305 261008

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