

## 5 River Court, North Dorset Business Park, Rolls Mill Way, Sturminster Newton, DT10 2GA

A very well-presented modern business unit

**For Lease £19,950 per annum plus VAT**



# 5 River Court, North Dorset Business Park, Rolls Mill Way, Sturminster Newton, DT10 2GA

**For Lease - £19,950 pa plus VAT**

- A modern business unit
- 191 sqm/2055 sqft
- Attractive first floor office fit out
- 3 Phase power

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

## The Property

5 River Court is fitted out as workshop and stores on ground floor with a very high-quality office fit out on the first floor.

The business units are set around a spacious central courtyard in 3 terraces and in a landscaped environment with generous parking, and good turning space for commercial vehicles.

The units are constructed on a steel portal frame structure with blockwork right up to the lofty eaves height. A key feature of the buildings is their high-quality specification providing good natural light and good thermal efficiency. The units have power floated floors and 3-phase electricity.

RV: £16,250

An estate service charge is payable covering the upkeep of the common areas etc - please ask for more details.

## Situation

River Court is a development of 9 light industrial/business units forming part of the North Dorset Business Park. Situated just off the A357 and close to the market town of Sturminster Newton, the site is well place for local facilities and the wider road network.

## Directions

From Blandford, proceed towards Sturminster Newton on the A357. At the town bridge traffic lights, proceed straight on for approximately one mile where the development will be found on the right-hand side at Rolls Mill.

## Services

Mains electricity, water and drainage available

## 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.

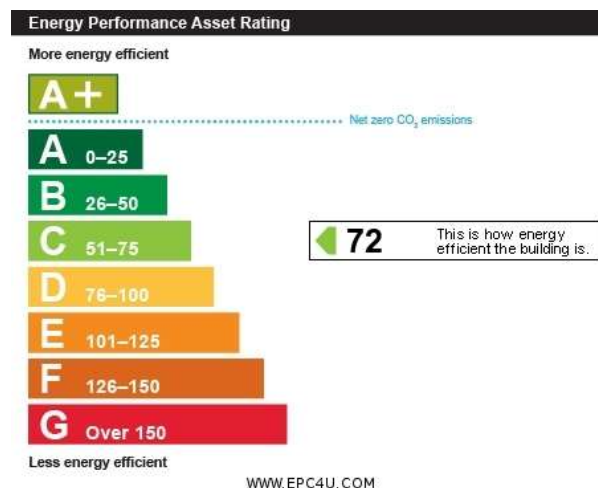
## Legal Costs

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

## Legal Details

To be advised.

## Energy Performance Certificate



JMT/02/05/24



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