



## North Mills Trading Estate, Bridport, DT6 3BE

Various Business Units

For Lease from £4,800 - £12,880 plus VAT

Symonds  
& Sampson

ESTABLISHED 1858



# North Mills Trading Estate, Bridport DT6 3BE

**For Lease £4,800 - £12,880 per annum**

- Several units to suit various uses and budgets.
- 849-1610sq ft
- Close to town centre

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

## The Property

A variety of units are available to lease at North Mills Trading Estate that will suit a range of occupiers.

3b Old Rope Walks: (Listed Building) 849sqft (79sqm) plus service charge (approx. £350) and insurance. £4,800pa plus VAT RV £4,350

3e Edwards Building: 1280sqft (124sqm) modern unit. £9,600pa plus VAT plus £350 service charge and insurance. RV £6,400

3d Edwards Building: 1305sqft (121sqm) modern unit. £9,800pa plus VAT plus £350 service charge and insurance. RV £6,600

## New 'Hemp Store'

Measured 805sqft footprint, 1610sqft total approx. over 2 floors (less stairwell). £12,880pa plus VAT plus service charge and insurance. RV to be assessed.

(Premises with an RV of £12,000 and less may qualify for 100% small business rates relief)

## Situation

North Mills is an industrial estate that has been developed over from its original flax mill and rope making days and has a mix of older and newer units.

## Directions

The property is located at North Mills which is accessed from the western side of the town centre via North Allington and St Swithins Road. Simply follow West Street to the bottom of the hill and turn right at the second mini roundabout after crossing the River Brit. This is North Allington and then turn immediately

right into St Swithins Road. Follow this road for half a mile and then turn right into North Mills.

## 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

3b Old Rope Walks: C (57)  
3d Edwards Building: C (56)  
3e Edwards Building: C (63)  
New Hemp Store: TBA



JMT/17/05/24



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