



20a and b Sunrise Business Park, Blandford Forum, Dorset, DT11 8ST

A versatile business unit

For Lease - £24,000pa

Symonds
& Sampson

ESTABLISHED 1858

20a and b Sunrise Business Unit, Blandford Forum, Dorset DT11 8ST

For Lease - £24,000 per annum

- Modern 'double' business unit
- 4681sqft
- Suitable for various uses
- Two roller shutter doors
- Small yard to the rear and parking

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

The Property

A rare 'double' unit at Sunrise Business Park has become available with the benefit of parking and a small, enclosed yard behind.

Originally set up as a trade outlet with mezzanine showroom, the unit has more recently been used for offices, storage and distribution but thought suitable for various uses.

In more detail the accommodation comprises:

Ground floor mainly open space	259sqm (2,787sqft)
First floor showroom	176sqm (1,894sqft)
Total	435sqm (4,681sqft)

RV £21,000

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 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 (A350/357). 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 turn left at the end. Follow the road all the way to the end and the property is on the right.

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

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/02/05/2024



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