



## Little Puddle Farm, Dorchester DT2 7TG

A new business unit suitable for a range of uses including storage, warehouse and general business use.

To Let - £7,200 per annum (£600 per calendar month)



# Unit OP01, Little Puddle Farm, Dorchester DT2 7TG

## To Let - £600 per calendar month Leasehold

- Fantastic location close to Dorchester, but away from busy roads and congestion
- 54.90 m<sup>2</sup> (591 ft<sup>2</sup>) business/warehouse space
- Good access onto quiet roads, with excellent links to major routes
- Semi-rural location (no congestion!)
- Available immediately

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

### The Property

The property comprises an end of terrace unit of steel portal frame construction with profile steel and block clad elevations under a pitched profile steel insulated panel roof. It benefits from a roller shutter loading door, separate pedestrian access and translucent daylight panels in the roof. The unit has staff welfare facilities including a w.c. and kitchenette.

The unit benefits from a large concrete parking and turning space and parking for several vehicles.

The property is available to let immediately.

The unit has a mains-fed 3-phase electricity supply, metered private water supply and private drainage services. The property would be an ideal fit for storage, warehousing or to be used as a small business unit.

The property has a gross internal floor area of approximately 54.9m<sup>2</sup> (591 ft<sup>2</sup>). With a minimum eaves height of approx. 2.86m and the roller door measuring approx. 2.58m high x 3.16m wide.

### Situation

Little Puddle Farm is situated in the heart of Dorset, conveniently located 10 minutes away from Dorchester. Quick and easy access from the Old Sherborne Road and the A35 with plenty of parking for small or large vehicles.

The fenced and gated development ensures that this is a secure commercial location for this and several other similar business units. There are additional self-storage units, accessed from 7am – 7pm, 7 days per week on the same site.

Full and comprehensive CCTV coverage is provided by HikVision Zoom CCTV cameras, which is linked to a central monitoring station, covering 24 hours per day, 7 days a week.

### Services

Mains electricity, private water and drainage.

### Local Authority

Dorset Council 01305 221000

### Business Rates

RV £4,800 (may qualify for 100% small business rates relief)

### 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 let on an estate standard commercial lease, terms to be agreed. Alternatively, flexible arrangements can be made, details to be agreed with the incoming tenant/licencee.

### Energy Performance Certificate

To be Assessed



RH 15/07/2024



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