



Throatfield Dairy, Blandford Road, Tarrant Hinton, Blandford Forum, DT11 8HX

Commercial Space – Storage / Office / R&D / Light Industrial Use

To Let – From £40,000 Per Annum

**Symonds
& Sampson**

ESTABLISHED 1858

Throatfield Dairy
Blandford Road, Tarrant Hinton, Blandford
Forum, DT11 8HX

To Let - from £40,000 per annum

Commercial Space – Storage / Office / R&D / Light
Industrial Use

- Former agricultural buildings providing versatile accommodation.
- Excellent on-site parking and open storage land.
- Prominent and accessible location adjacent 'A' road.
- Situated within Cranborne Chase AONB.
- Proposals for upgrading the accommodation to meet specific occupier requirements are invited.

Viewing

Strictly by appointment.

Dorchester Commercial office on 01305 261003

(option 3)





The Property

Throatfield Dairy was previously the operations centre for the Great Dorset Steam Fair and more recently the home of New Forest Sawmills.

The Main Barn measures approx. 686m² / 7,384ft² and provides provides a workshop /storage area with ancillary accommodation including reception, 5no. offices, conference room, operations room, staffroom, kitchen, showers and WC's.

There is additional accommodation available by way of separate negotiations in the form of The Cubicle House measuring approx. 865m²/ 9,311ft² which is suited to temporary storage use.

Concrete surfaced yards to the front and rear offer ample on-site parking and ready access for HGV's. A former silage clamp provides a partly enclosed storage yard of 625m² / 6,728ft², and is also available by way of separate negotiation.

NB: The owners, a local farming family, would be pleased to discuss the potential refurbishment or alteration of the buildings to meet the specific requirements of a new occupier. The rent would be adjusted to reflect the value derived from the agreed works.

Situation

The property occupies a highly visible and accessible site adjacent Blandford Road (A354) approximately 0.5 miles west of Tarrant Hinton within Cranborne Chase AONB. It is surrounded by open countryside. The nearby Hinton Business Park is in the same ownership as Throatfield Barn. It is a high-quality conversion of a range of traditional agricultural buildings. Occupiers include accountants, architects and a wine retailer. There is a popular convenience store and post office in Chettle (c.3 miles). The town of Blandford Forum is c.5 miles and offers an extensive range of shops together with banks and professional service providers. Other nearby centres include Dorchester (21 miles), Poole (18 miles) and Salisbury (20 miles).

Rent

From £40,000pa for the Main Barn only. The Cubicle House and the external storage are available by separate negotiation.

Business Rates

RV: £24,750 (Throatfield Dairy)

Directions

From Blandford Forum take the A354 towards Salisbury and Pimperne. After approximately 5 miles the property will be found on the right hand side.

///what3words: tropic.disco.roaring

Planning

Planning Permission (ref: P/FUL/2023/00198) has been granted for a change of use to Storage & Distribution (Class B8); Offices (Class E(g)(i)); Research & Development (Use Class E(g)(ii)) and Industrial Processes (Use Class E(g)(iii)). The consent is subject to various conditions. Please contact the agents for further details.

Local Authority

Dorset Council 01305 221000

Services

Mains electricity, 3 phase supply with 200 kVA capacity.

Private water supply (free of charge) and private drainage.

A Fibre optic cable provides broadband direct to the property.

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 at: www.leasingbusinesspremises.co.uk

Finance Act 1989

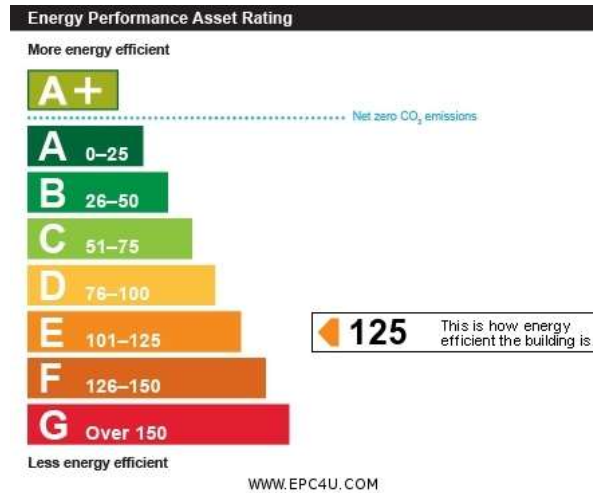
Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

Legal Costs

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

Lease Details

The property is available by way of a new lease on terms to be agreed.



Promap Ordnance Survey Crown Copyright 2023. All rights reserved.
Licence number 100022432.
Plotted Scale - 1:1250. Paper Size - A4

RH 17/07/24

Symonds & Sampson

ESTABLISHED 1858

01305 261008 (opt 3)

Symonds & Sampson LLP

Burraton House, 5 Burraton Square, Poundbury DT1 3GR

commercial@symondsandsampson.co.uk

www.symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.



SURVEYS

VALUATIONS

PLANNING

LETTINGS