



18 Uplands Way, Blandford Forum, DT11 7UZ

Warehouse/Business Unit of approximately 3,253 ft² (302.20m²)
Available to let.

Guide Rent - £23,000 per annum

Symonds
& Sampson

ESTABLISHED 1858

18 Uplands Way, Blandford Forum, DT11 7UZ

To Let - £23,000 per annum

- Located to the north of Blandford Forum
- 302.20 m² (3,253 ft²) Warehouse Space
- Pedestrian access and Up and Over entrance
- Good connections to the A303
- Leasehold available September

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 part brick/block lower and part profile steel upper clad elevations under a pitched profile steel insulated panel roof. The property has been partitioned into 3 different sections, separated by wooden studded walls. There is an internal roller shutter separating the front left and right rooms. Also, a roller shutter door and pedestrian door separating the front left and back rooms. It benefits from a sectional up and over door 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 from 1st September 2024.

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

The property has a gross internal floor area of approximately 302.20m² (3,253 ft²). With a minimum eaves height of approx. 4.57m and the roller door measuring approx. 3.13m high x 4.77 wide.

Situation

Uplands Way is on the popular Blandford Heights Industrial Estate, which is situated south of the A350 (Blandford bypass) and the A354 Salisbury Road. There is easy access into the heart of Blandford Forum from the unit.

Blandford town includes a range of amenities, supermarkets and a good mix of businesses, both local and national operators and a Leisure Centre which is approximately two and a half miles in distance. There are good schools in the area particularly in the

private sector including Bryanston, Clayesmore, Canford, Sherborne and Milton Abbey.

Directions

From Shaftesbury Lane heading north, turn left into Plough Estate and follow the road until reaching Uplands Way. Unit 18 is on the left hand side.

Services

Mains electricity, water and drainage.

Business Rates

RV: To be assessed (currently split into 3 units)
Billing Authority: Dorset Council 01305 221000

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.

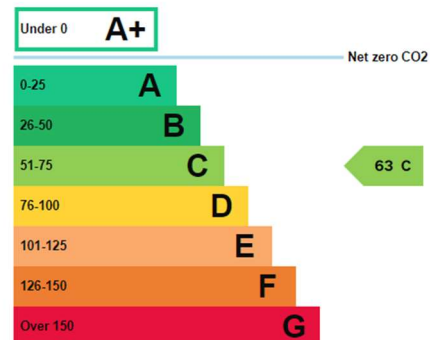
Legal Costs

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

Energy Performance Certificate

Energy Rating: 63 (C)

This property's energy rating is C.



01305 261008

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