



# First Floor and Mezzanine, Bridport Literary and Scientific Institute, 51 East Street, Bridport, Dorset, DT6 3JX

Offices to Let

**Guide Rent: £11,300 per annum**

Symonds  
& Sampson

ESTABLISHED 1858



# Ground Floor and Lower Ground Floor Offices

## Bridport Literary and Scientific Institute

51 East Street, Bridport, Dorset, DT6  
3JX

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

### The Property

The offices are situated within the historic Literary and Scientific Institute building which was originally constructed in 1834 as a Mechanics Institute for the education and training of Bridport's young working men. Bridport is a very prosperous town and is the gateway to the beautiful Jurassic coast.

After many uses over the years and continuous updating the building has provided contemporary and well-designed meeting spaces, training spaces, flexible workspaces and offices. The first floor and mezzanine floor areas are now laid out to include a meeting room, open plan office spaces and stores. The building is now established as a business location, with disability access and a passenger lift it is compliant with the requirements of the Equalities Act 2010.

Parking is a level walk across East Street with short and long stay car parks only moments away.

### Situation

The offices are available and require minimal capital outlay, apart from arranging your furniture and connections they are ready for use. The space within the building is arranged with a ground floor walkway connecting the front of the building to the rear work hub and open meeting space. The building services include toilets, a lift and gas fired central heating.

### Outside / Services

The building benefits from mains electricity supply, gas, water and drainage. The building has good broadband connection (1 gigabyte). Costs for communal heating services are to be covered by way of a separate service charge.

### Tenure

The ground floor and lower ground floor are available to let by way of new lease with terms to be agreed. The incoming tenant may be required to provide appropriate security by way of a deposit, references are also required.

### Accommodation

Room	Sq ft	Sq m
Office 1	591	54.93
Office 2	415	38.57
Mez offices	408	37.90
	1414	131.40

**Rental Guide: £11,300 per annum**

### 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

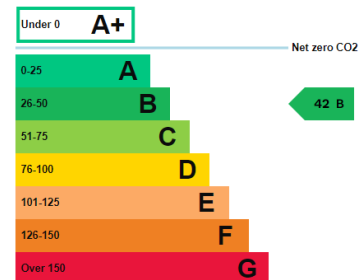
Each party to be responsible for their own legal costs incurred in the transaction.

### EPC Rating

Band B

### Energy rating and score

This property's energy rating is B.



RHO/01/07/2024



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