

**Unit 3 Rampisham Business Centre  
Dorchester  
Dorset  
DT2 0HS**

**Former transport depot to let.**

**G.I.A of 197.25 Sq M  
(2,122 Sq Ft).**

- Warehousing, garaging, workshop and offices.
- First floor mezzanine, store and kitchen facilities.
- Easy access onto the A356 Crewkerne to Dorchester road.
- 9 miles from Crewkerne and 12.5 miles from Dorchester.

## LOCATION

Newly established industrial estate at Rampisham Down which was the former BBC transmission station.

The site has easy access onto the A356 Crewkerne to Dorchester road and is only 9 miles from Crewkerne, 12.5 miles from Dorchester, 13 miles from Yeovil, 10.5 miles from Bridport and 5.5 miles from Beaminster.

The industrial estate is enclosed with chain link fencing and has an electric security gate with coded access. 24hr recorded CCTV on the site.

## DESCRIPTION

Unit 3 is self-contained with a warehouse of 123.97 Sq M (1,334 Sq Ft) and an eave height of 5.50m (18'0). The warehouse has low bay sodium lighting and a gantry that gives access to the first-floor mezzanine. Up and over door of 2.80m x 2.10m (9'1 x 6'8).

Ground floor office, workshop and WC/shower facilities. Garage with an up and over door of 3.19m x 2.79m (10'4 x 9'1).

First floor accessed via a metal staircase. Mezzanine of 6.12m x 4.61m (20'3 x 15'1). Store and Kitchen/staff room.

Outside concrete yard to front for access as well as a yard to rear which could be enclosed and scalped if required for parking of 20/25 vehicles.

## BUSINESS RATES

The premises has not been separately assessed at this time and interested parties are advised to make their own enquiries at [www.voa.gov.uk](http://www.voa.gov.uk).

## EPC

Exempt as it is an unheated warehouse.

## ACCOMMODATION

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice the floor areas calculated are noted below:

Ground floor:	Sq M	Sq Ft
Warehouse	123.97	1,334
Office	10.03	107
Workshop	20.43	219
Garage	24.68	264
First floor:		
Mezzanine	28.21	307
Store	7.32	91
Kitchen/staff room	15.44	134
<b>Total</b>	<b>230.08</b>	<b>2,456</b>

## RENTAL

New lease available on flexible terms to be agreed at a quoting rent of £15,500 per annum plus VAT.

## LEGAL COSTS

Each party to bear their own legal costs throughout the transaction.

## VIEWING

All viewings should be made through the sole agent, Carter Jonas

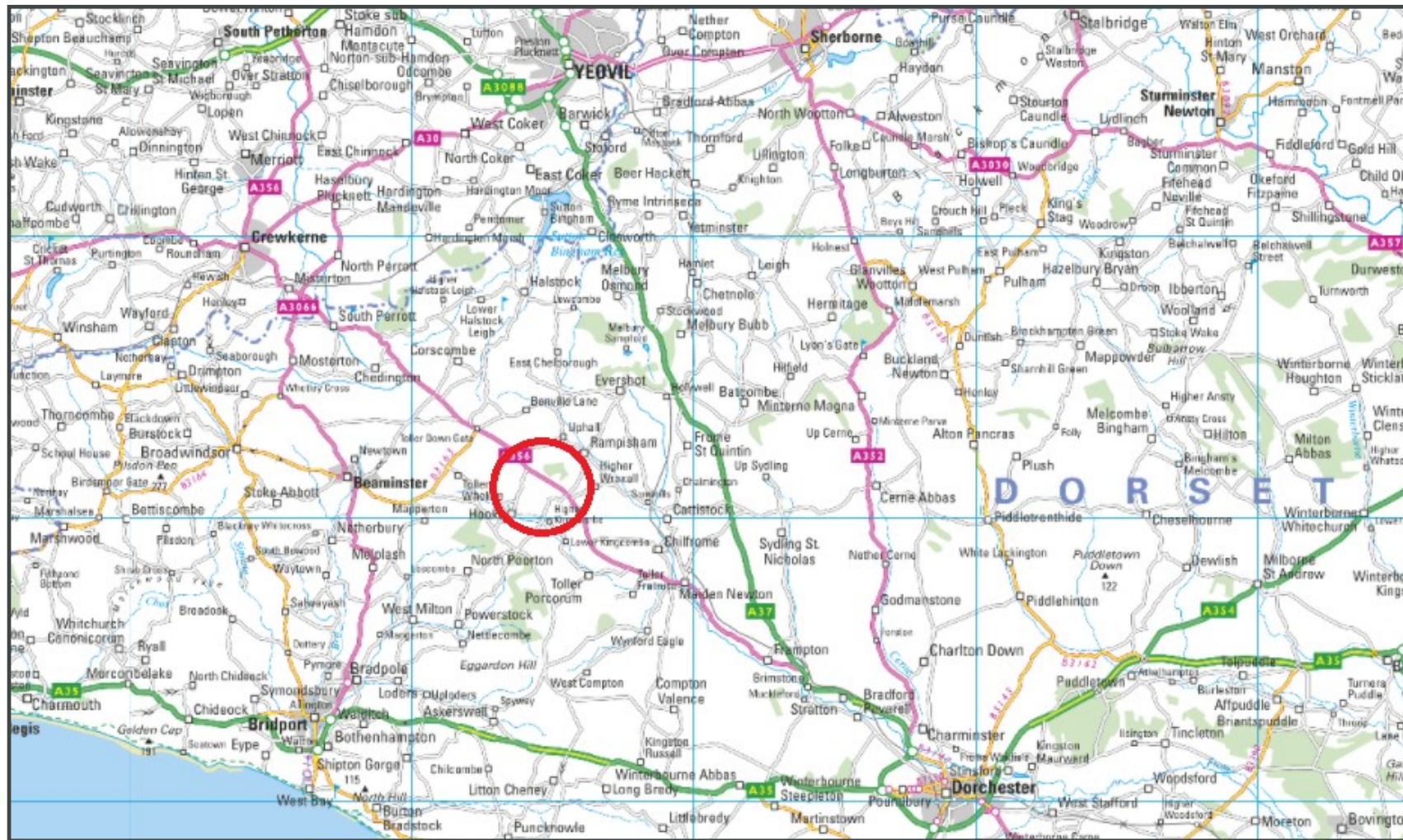
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**SUBJECT TO CONTRACT**



## FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

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## IMPORTANT INFORMATION

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