

TO LET

Carter Jonas



The Cooler Rooms
Rampisham Business Centre
Dorchester
Dorset
DT2 0HS

- Range of studios at second floor with panoramic countryside views.
- Self-contained suites with allocated WCs.
- Ideal open-plan office accommodation with ample parking.
- 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

The Cooler Rooms are located at second floor, at the top of the building and are accessed via an external metal staircase. They have been totally refurbished with glazed elevations, central heating and panoramic countryside views.

Accessed via an external staircase leading to second floor with a glazed entrance lobby which gives access into a corridor which at the far end, leads to the WC facilities which are allocated to each suite and access into Units 2 - 4.

Unit 1 has its own entrance and WC facility.

Unit 3 has two rooms which could be kept separate or interconnected as required.

Each suite is open plan and will be made self-contained with water and waste connections ready for the installation of a sink/kitchenette. The Units each have an enclosed outside courtyard plus allocated parking spaces on the industrial estate.

The Units can be taken individually or interconnected as required.

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:

	Sq M	Sq Ft
Unit 1	57.86	623
Unit 2	68.67	739
Unit 3	63.28	681
Unit 4	51.17	550
Total	240.98	2,593

EPC

Exempt.

LEGAL COSTS

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

RENTAL

New lease available on flexible terms to be agreed at a quoting rent of £6,500 per annum plus VAT per unit.

VIEWING

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

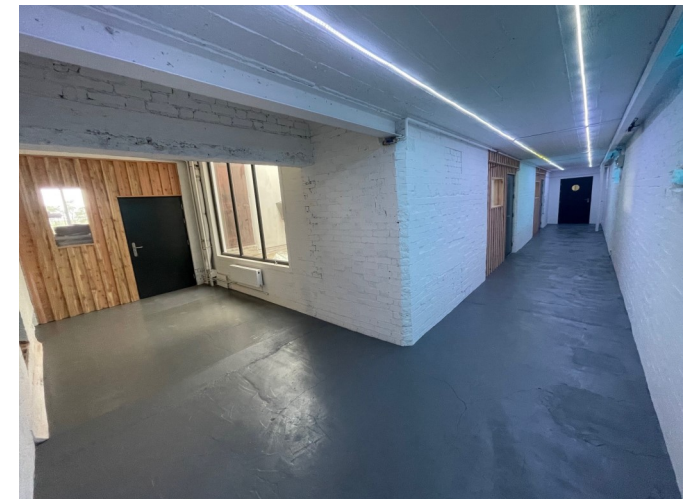
T: 01823 428 858

M: 07968 216 596

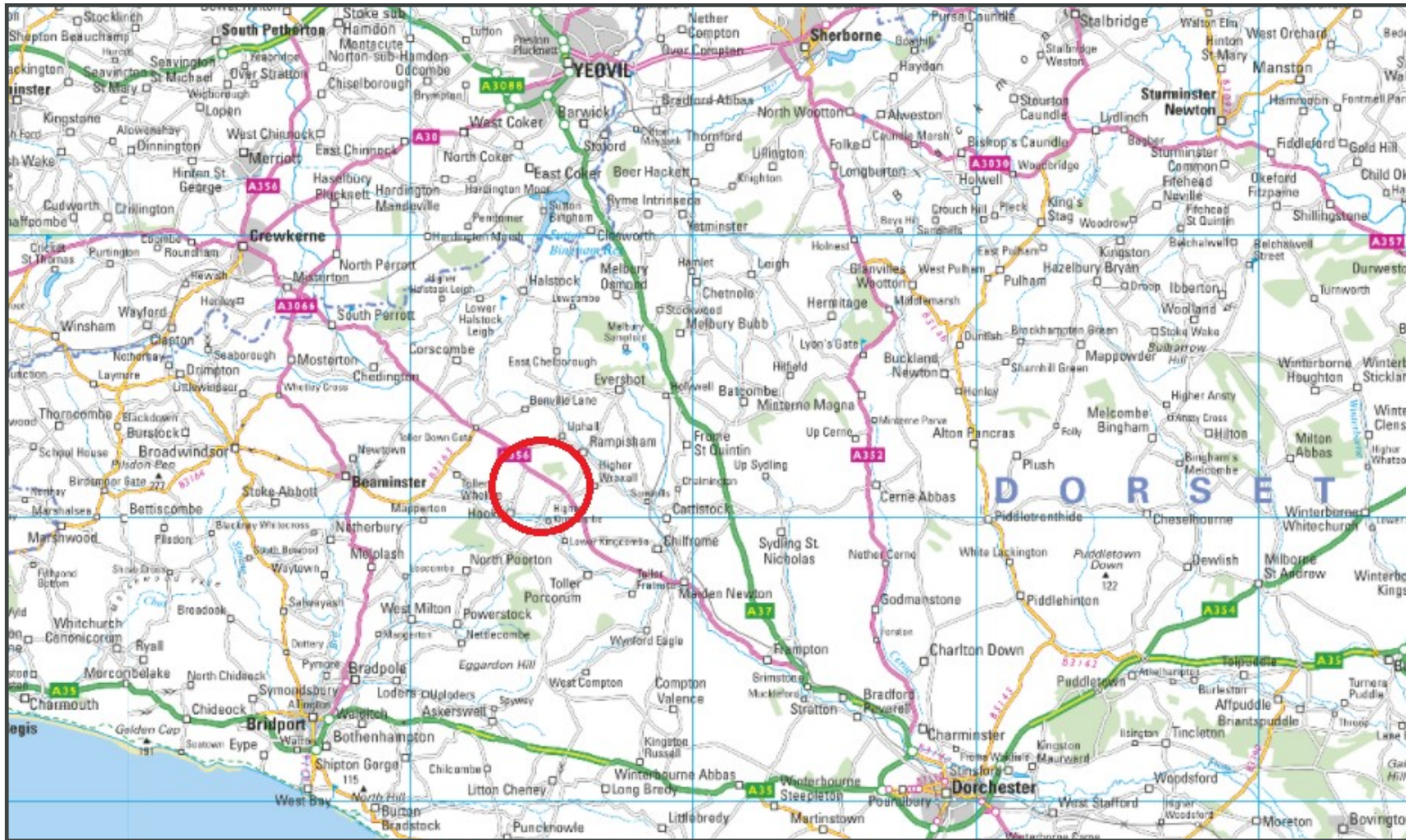
E: Stephen.richards@carterjonas.co.uk.

BUSINESS RATES

The units have not been separately assessed at this time. Interested parties are advised to make their own enquiries at www.voa.gov.uk



SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

carterjonas.co.uk

Stephen Richards MRICS

M: 07968 216 596 | T: 01823 248 858

E: Stephen.richards@carterjonas.co.uk

Quad 4000, Blackbrook Park Ave, Taunton, Somerset, TA1 2PX

IMPORTANT INFORMATION

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