



**Unit 2 Rampisham Business Centre
Dorchester
Dorset
DT2 0HS**

**Detached industrial unit
to let.**

**G.I.A of 104.61 Sq M
(1,125 Sq Ft).**

- Former transport depot.
- 4 up and over doors as individual garages plus a workshop.
- Parking available to the front and rear of the unit.
- Additional open yard space available by separate negotiation.
- Easy access onto the A356 Crewkerne to Dorchester road.

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

Workshop/garage with power, lighting and up and over door of 7.61m x 4.43m (24'9 x 14'5). Eave height of 4.39m (14'4). Adjoining single storey building of 11.94m x 5.87m (39'1 x 19'2) with 4 up and over doors of 4.42m x 2.43m (14'4 x 7'9) plus power, fluorescent lighting and kitchen facilities.

Outside concrete yard area to front for access and a rear gravelled yard area for parking.

BUSINESS RATES

According to the Valuation Office website, the premises are assessed as follows:

Rateable Value: £7,800

Interested parties are advised to make their own enquiries at www.voa.gov.uk.

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 |
|------------------------|---------------|--------------|
| Workshop/garage | 33.71 | 363 |
| Single storey building | 70.09 | 754 |
| Total | 104.61 | 1,125 |

RENTAL

New lease available on flexible terms to be agreed at a quoting rent of £7,500 per annum plus VAT.

EPC

Exempt as it is an unheated warehouse.

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

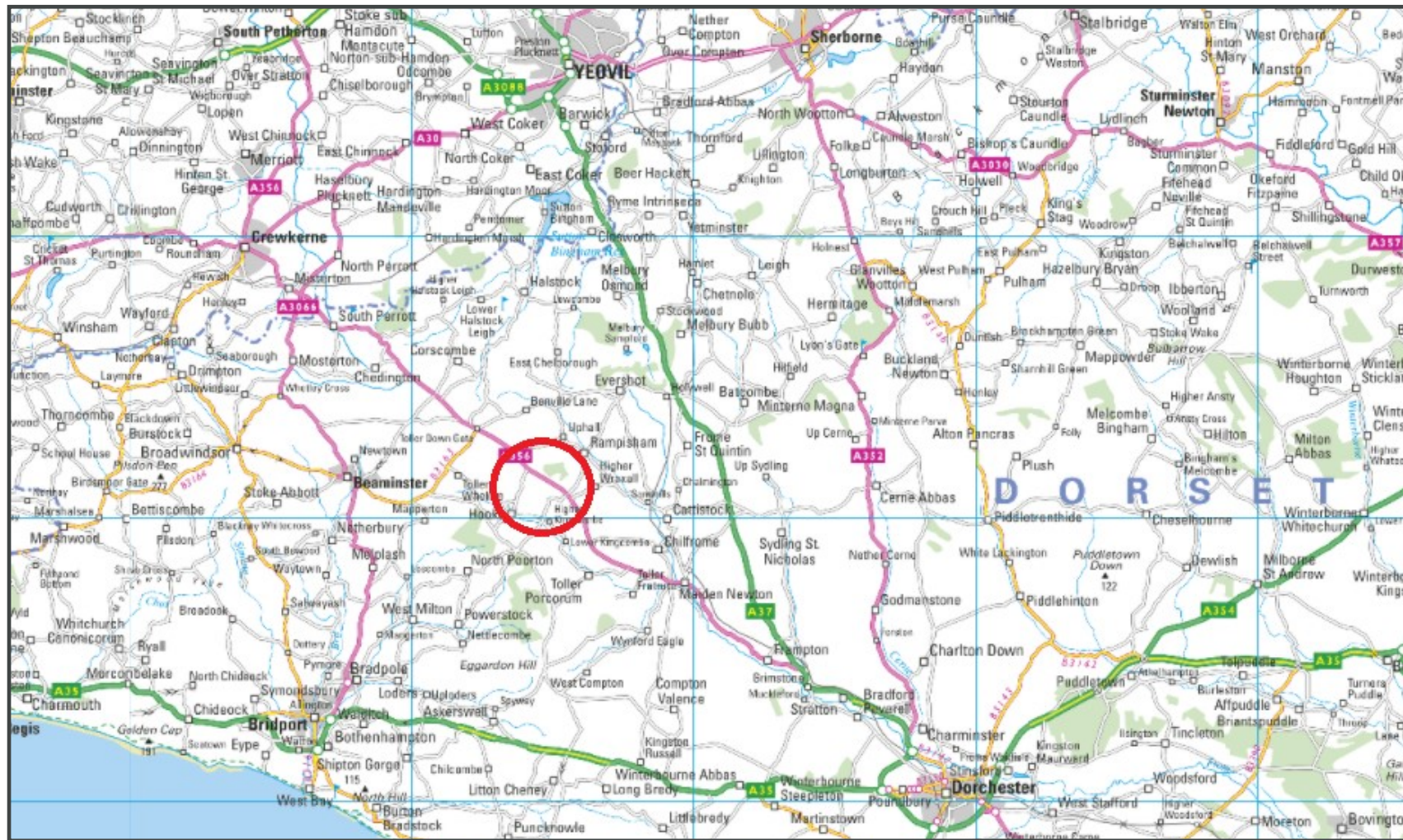
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SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

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IMPORTANT INFORMATION

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