



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

Former transport depot to let.

**G.I.A of 148.20 sqm
(1,595 sq ft)**

- Workshop, offices and WC facilities.
- Outside parking to rear for 4-8 vehicles.
- Easy access onto the A356 Crewkerne to Dorchester road.
- 9 miles from Crewkerne and 12.5 miles from Dorchester.

LOCATION

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 3a is a self-contained warehouse with an eave height of 5.50m (18'0). The warehouse has low bay sodium lighting and a up and over door of 2.80m x 2.10m (9'1 x 6'8).

Ground floor offices and WC facilities.

Outside concrete yard to front for access as well as a yard to rear which could be enclosed and scalped if required with space for parking of 4-8 vehicles.

LEGAL COSTS

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

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.

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 1	10.03	107
Office 2	20.16	217



RENTAL

New lease available on flexible terms to be agreed at a quoting rent of £10,000 per annum plus VAT.

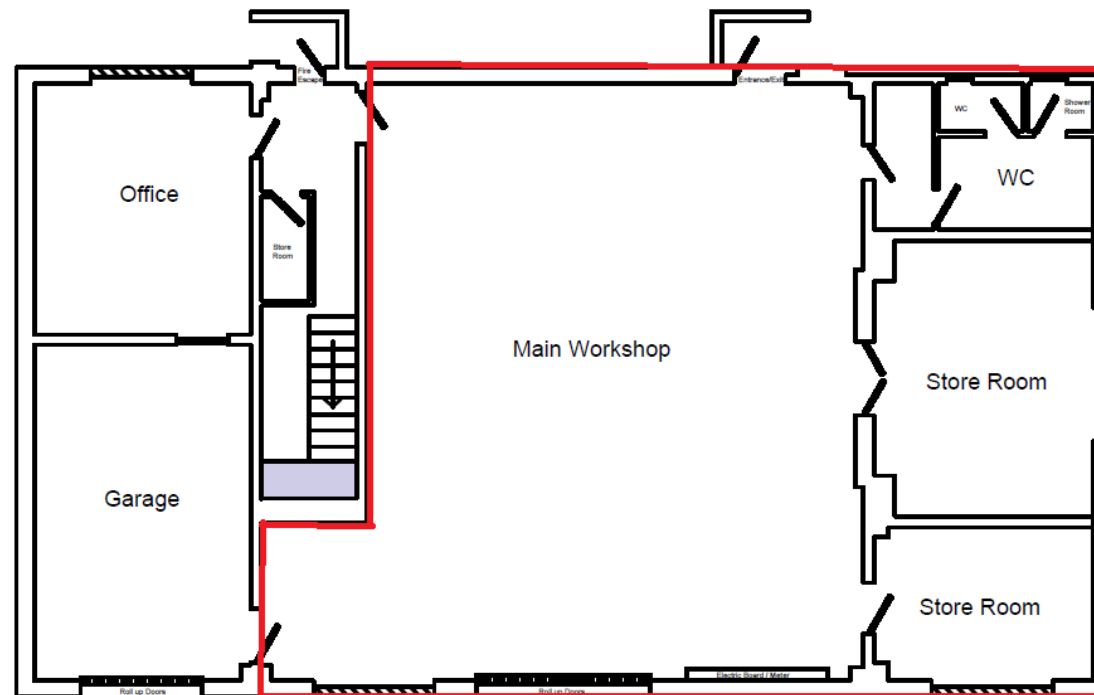
VIEWING

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

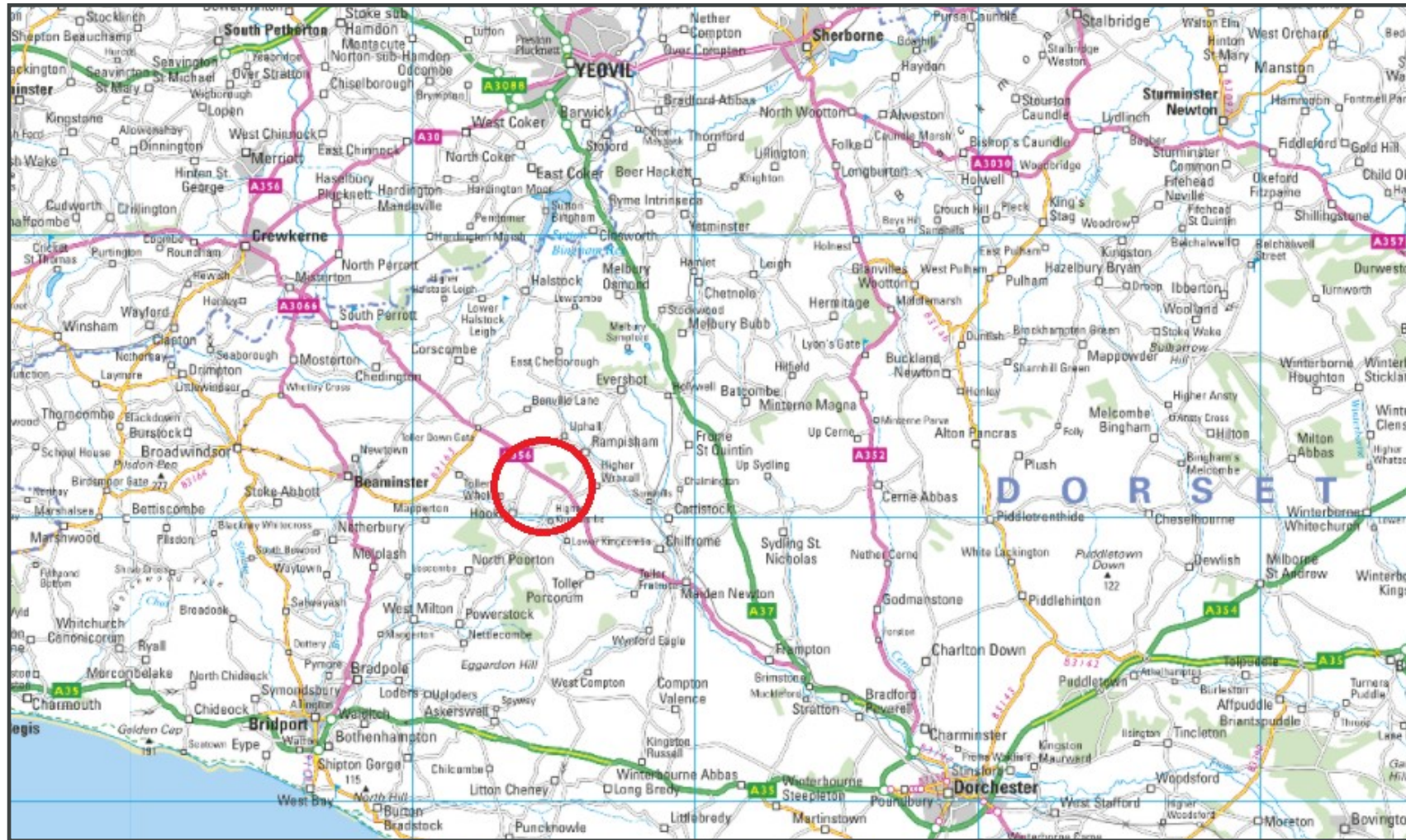
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SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

carterjonas.co.uk

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IMPORTANT INFORMATION

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