

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

**Former transport depot to  
let.**

**G.I.A of 109.30 sqm  
(1,176 sq ft)**

- Ground floor warehousing and office.
- First floor mezzanine with store, kitchen and office.
- 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 3b is a self-contained industrial unit with a ground floor warehouse with an up and over door of 3.19m x 2.79m (10'4 x 9'1). Further workshop to rear.

First floor accessed via a metal staircase. Mezzanine of 6.12m x 4.61m (20'3 x 15'1) providing a store, office 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 2-4 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).

## LEGAL COSTS

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

## 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	20.43	219
Workshop	24.68	264
First floor:		
Office	16.43	176
Store	7.32	91
Kitchen/staff room	15.44	134

## RENTAL

New lease available on flexible terms to be agreed at a quoting rent of £6,000 per annum plus VAT.

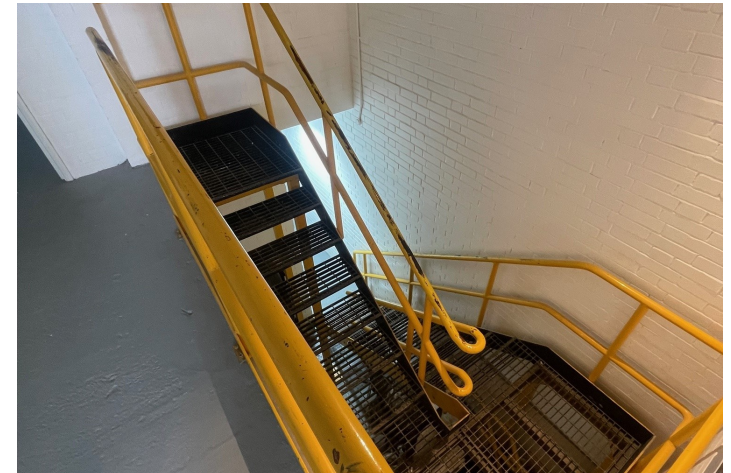
## VIEWING

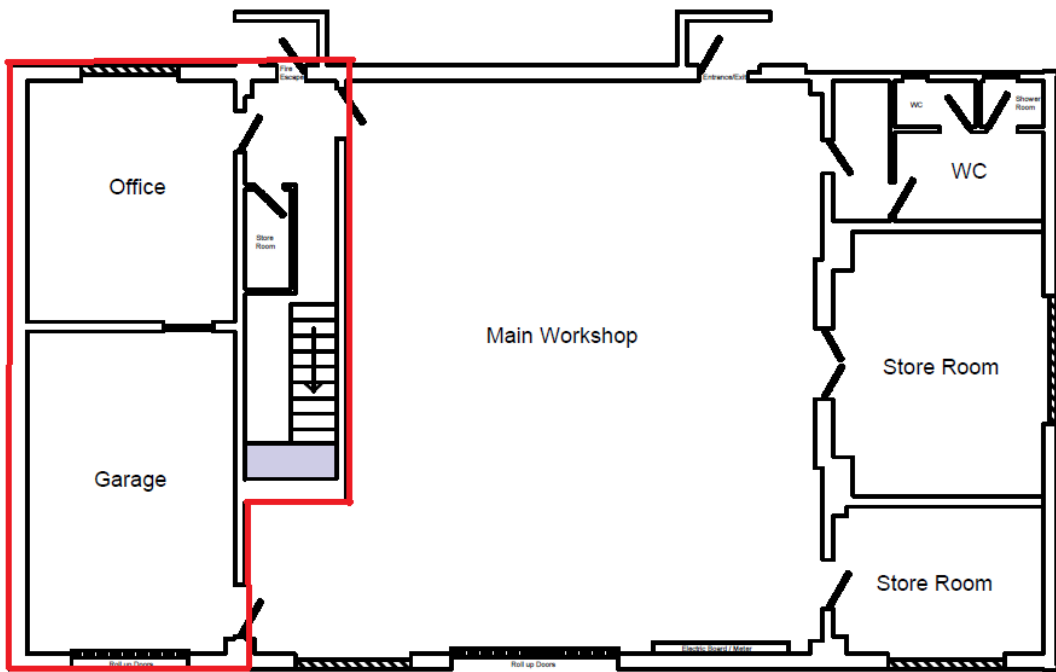
All viewings should be made through the sole agent, Carter Jonas

T: 01823 428590

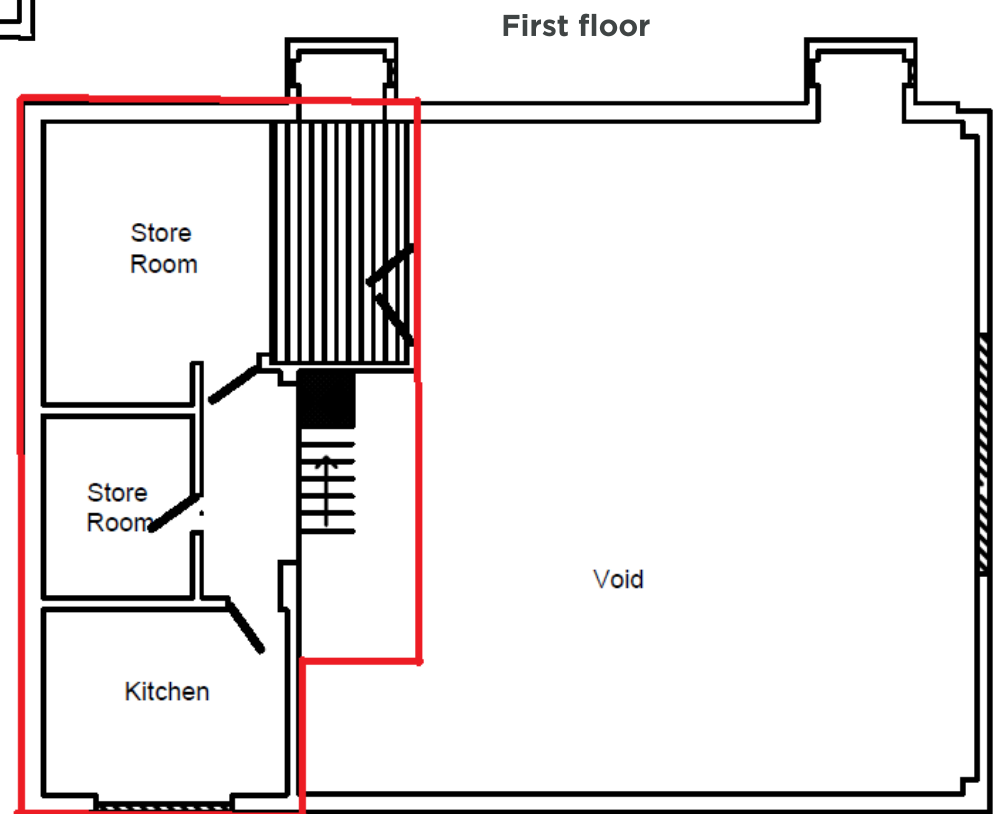
M: 07968 216596

E: [Stephen.richards@carterjonas.co.uk](mailto:Stephen.richards@carterjonas.co.uk).

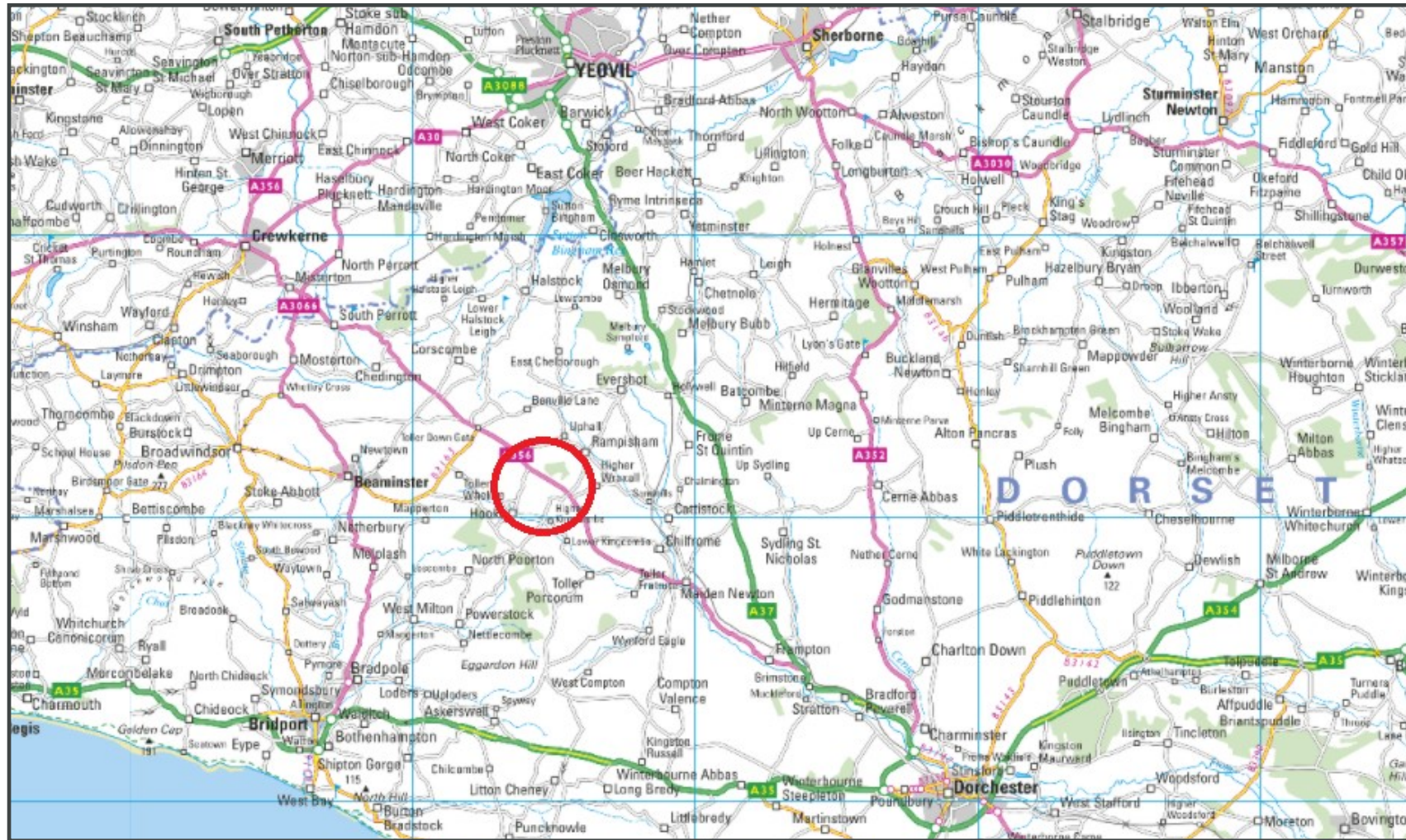




Ground floor



First floor



## FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

[carterjonas.co.uk](http://carterjonas.co.uk)

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## IMPORTANT INFORMATION

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