



**Unit 4 Rampisham Business Centre
Dorchester
Dorset
DT2 0HS**

**Semi-detached industrial
unit to let.**

**G.I.A of 75.32 Sq M
(809 Sq Ft)**

- Front concrete yard area for access.
- Rear yard could be enclosed for parking for 10/12 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

Steel portal framed semi-detached industrial unit with a profile metal clad roof and skylights which provide good natural light. Warehouse of 9.11m x 5.59m (29'8 x 18'3) with a concrete floor, fluorescent lighting and a roller shutter door of 3.49m x 2.66m (11'4 x 8'7).

Next to the warehouse is a two-storey building with a ground floor store of 5.32m x 4.57m (17'4 x 14'9) with fluorescent lighting, concrete floor and a metal staircase leading to a first-floor wooden mezzanine of 5.32m x 3.49m (17'4 x 11'4). WC and kitchen facilities to be constructed.

Outside concrete yard area to front for access and rear yard area which could be enclosed and scalped to make a yard for 10/12 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.

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:

	Sq M	Sq Ft
Warehouse	50.92	545
Store	24.31	259
Mezzanine	18.57	198

RENTAL

New lease available on flexible terms to be agreed at a quoting rent of £6,600 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

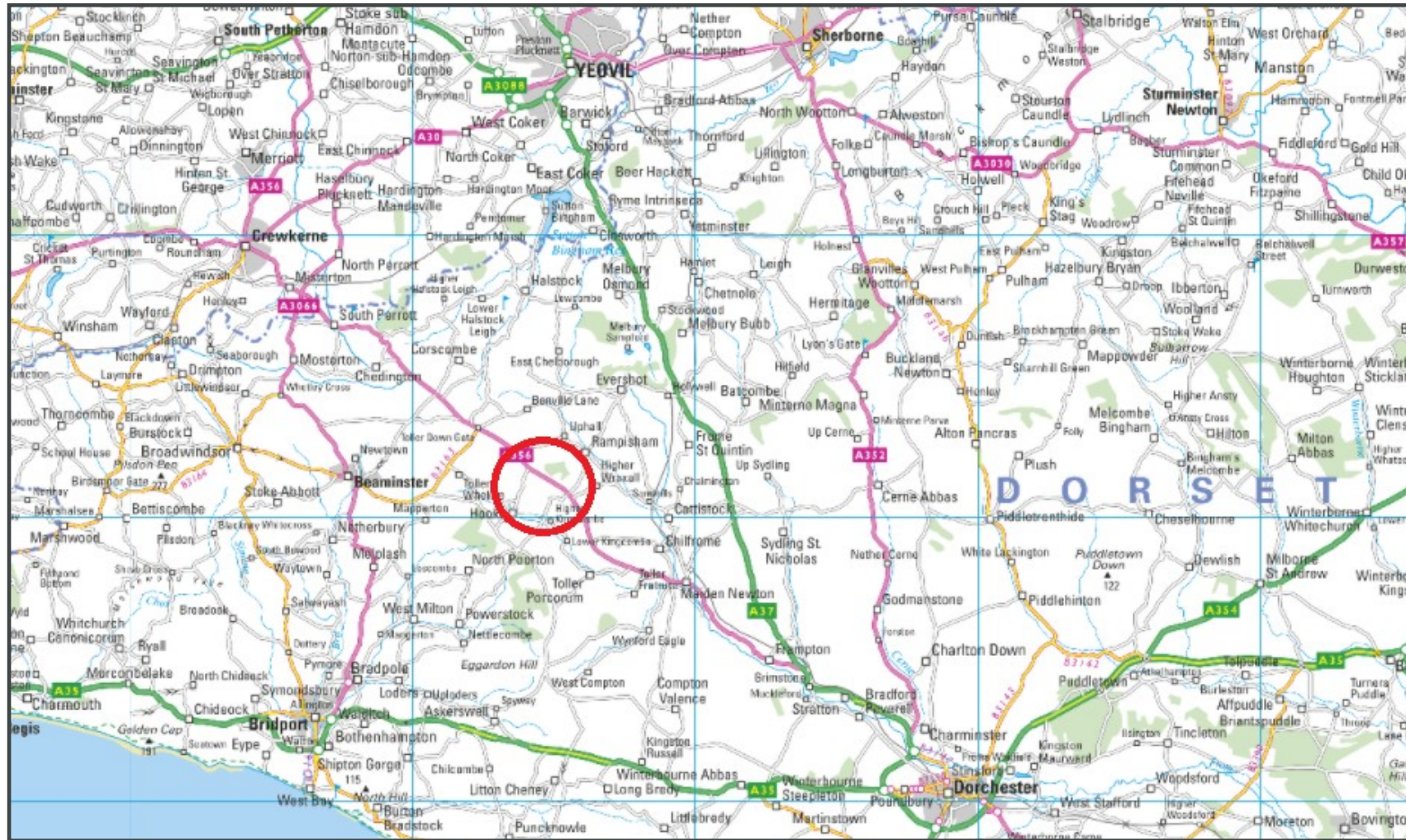
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SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

carterjonas.co.uk

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IMPORTANT INFORMATION

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