

Dorchester - Antelope Walk DT1 1BE  
Offices to Rent



BLUE ALPINE

PROPERTY CONSULTANTS





# Dorchester - Antelope Walk, Dorset DT1 1BE

## Offices to Rent



### Property Features:

- Comprises 2 self-contained office accommodations arranged over second and third floor
- Offices sizes between 30-50 sq m (323-538 sq ft)
- Offices rental prices between £100-£125 per week
- Available on a new lease with flexible terms
- VAT is NOT applicable to this property
- No premium or legal fees
- Situated within proximity to the main pedestrianised Cornhill where retailers including Boots the Chemist, Costa Coffee, Greggs and more





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### Second Floor Offices:

Comprises self-contained office accommodation at second floor, providing the following accommodation and dimensions:

Second Floor: Office rooms, kitchen, wc

Total area size: 30 sq m (323 sq ft)

### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £100 per week (PCM: £433.33)

Deposit: £867

### Rateable Value:

Rateable Value - £3,150 p.a.

Rates Payable - £0 p.a.\*

\*Note - Small business rates relief available (subject to terms)





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### Third Floor Offices:

Comprises self-contained office accommodation at third floor, providing the following accommodation and dimensions:

Third Floor: Office rooms, kitchen, wc

Total area size: 50 sq m (538 sq ft)

### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £125 per week (PCM: £541.66)

Deposit: £1,084

Service charge: £1,559.25 p.a. (PCM: £129.94)

\* Service charge includes building insurance, rubbish disposal, arcade cleaning and lighting as well as repairs to structure of the arcade.

This amount is fixed for the next 3 years.

### Rateable Value:

Rateable Value - £4,200 p.a.

Rates Payable - £0 p.a.\*

\*Note - Small business rates relief available (subject to terms)



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### Location:

Dorchester is the county town of Dorset, England. It is situated between Poole and Bridport on the A35 trunk route. A historic market town, Dorchester is on the banks of the River Frome to the south of the Dorset Downs and north of the South Dorset Ridgeway that separates the area from Weymouth, 7 miles to the south. The premises are prominently situated within Antelope Walk in close proximity to the main pedestrianised Cornhill where retailers including Boots the Chemist, Costa Coffee and Greggs are represented.



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### Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



Sam Georgev – VP Sales & Lettings  
M: +44(0)75545 57088  
E: sam@bluealpine.com



Joseph Bachman – COO  
M: +44(0)77236 19270  
E: joseph@bluealpine.com



# BLUE ALPINE

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### Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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