



## Office

Crown Square | Poundbury | Dorchester | DT1 3EN

Guide Price £150,000

Anglotown   
RESIDENTIAL LETTINGS & SALES



# Office

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Dorchester | DT1 3EN

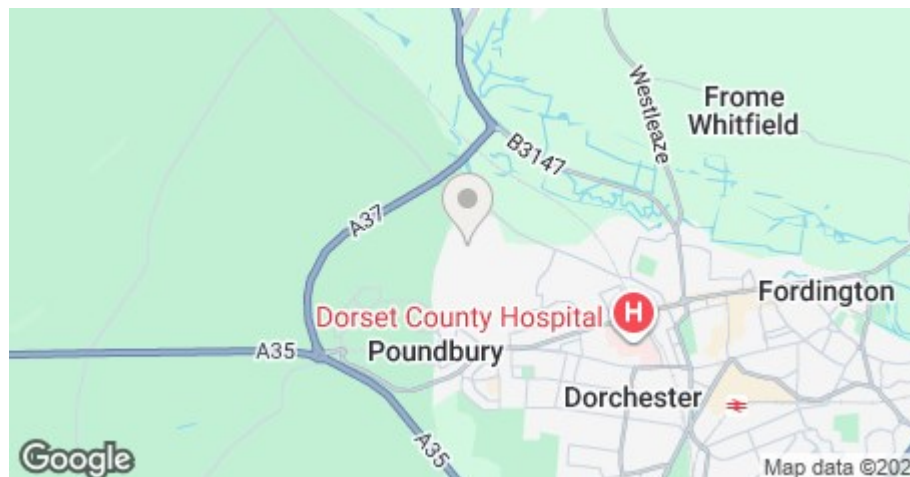
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The property is located in Poundbury. Poundbury is a new town or urban extension on the outskirts of Dorchester in the county of Dorset. The subject property is located on Crown Square, one of the new commercial areas in Poundbury, Dorchester.

The premises comprises a modern ground floor office/retail unit of approximately 900sqft with pedestrian access to the front from Crown Square and rear access from Crown Place. The unit comprises an open plan office, kitchen and toilet facilities. We understand the unit has the benefit of mains water, electricity and drainage. There is parking to the rear of the property, which we are told totals 2 spaces.

We have checked the Energy Performance Register and note a rating of A23, which expires in July 2030. The unit is available to purchase on a long leasehold basis. We understand from Land Registry that there are currently 997 years remaining on the lease. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.

- Commercial Purchase
- 900sqft Commercial Accommodation
- 2 parking spaces
- Kitchen and Toilet facilities
- Modern Specification
- EPC - A23
- Fantastic Location
- Tenure - Long Leasehold with 997 Years Remaining



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Poole

Dorset

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