

TO LET

MODERN INDUSTRIAL/ WAREHOUSE PREMISES

933 SQ FT // 87 SQ M
PLUS 434 SQ FT // 40 SQ M MEZZ

100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)



BUSINESS SPACE

goadsby

UNIT 19 GLENMORE BUSINESS PARK
WEND-AL ROAD, BLANDFORD FORUM, DORSET, DT11 7FP

SUMMARY >

- MODERN INDUSTRIAL/WAREHOUSE UNIT
- 4 ALLOCATED CAR-PARKING SPACES
- 6.6M INTERNAL EAVES HEIGHT
- FIRST FLOOR MEZZANINE

RENT: £13,500 PER ANNUM EXCL.

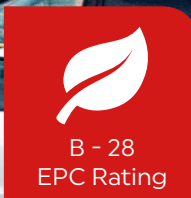


PHOTO TAKEN IN 2023

REF:
W21678

UNIT 19 GLENMORE BUSINESS PARK
WEND-AL ROAD, BLANDFORD FORUM, DORSET, DT11 7FP

Location

- Blandford forum is a popular Georgian market town located approximately 20 miles north-west of Bournemouth and 25 miles south-west of Salisbury.
- Glenmore Business Park is located c. 0.4 miles from the A350
- The A350 provides links to the A31 & A303.
- The A31 connects to the M27 & M3 motorway networks

Description

- End terrace
- Brick outer, blockwork inner wall construction
- Steel portal frame
- Pitched insulated roof incorporating translucent daylight panels
- Concrete ground floor
- Sectional up and over loading door measuring C. 3m wide x 4m high
- Separate personnel door
- Part timber cladding & part steel profiled cladding to the front elevation
- Steel frame, timber deck mezzanine with suspended ceiling and LED lighting
- 3 phase electricity available
- Internal eaves height of c. 6.6m
- Concrete loading apron
- Forecourt parking for two spaces and a further two spaces elsewhere in the development.
- Fire & security alarm

Accommodation

	sq m	sq ft
Ground floor	87	933
Mezzanine	40	434
Total gross internal area approx.	127	1,367

The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

Lease

The premises are available to let by way of a new full repairing and insuring lease incorporating upward only open market rent reviews every 3 year, subject to a simultaneous surrender of the existing lease.

Rent

£13,500 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Planning

Planning consent has been granted for use within Classes B1 (office, research & development) and B8 (storage and distribution, light industrial) which includes 15% ancillary retail use.

The site shall operate between 0800 - 1830 on weekdays and 0900 - 1630 on Saturdays and at no other times. There shall be no operation at any time on Sundays or Bank Holidays.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Service Charge

Estate premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate. We have been advised that this is currently budgeted at approximately £145.16 plus VAT per quarter.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Rateable Value

£8,800 (from 1.4.23)

Viewing

Strictly by prior appointment through the sole agents Goadsby, through whom all negotiations must be conducted.



Joseph Holderness
joseph.holderness@goadsby.com
07879 435387

Joshua Adamson
joshua.adamson@goadsby.com
07500 894599

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.