

**EPC  
RATING:  
A - 3**

**TO LET**

**DETACHED TWO STOREY  
BUSINESS PREMISES**

**691 SQ M // 7,438 SQ FT**



**BUSINESS SPACE**

**goadsby**

**UNIT 10/11, JUSTIN BUSINESS PARK**  
SANDFORD LANE, WAREHAM, DORSET, BH20 4DY

## SUMMARY >

- DETACHED TWO STORY BUSINESS PREMISES
- PREDOMINANTLY OFFICE ACCOMMODATION
- 30 ALLOCATED PARKING SPACES
- NEW ROOF AND INSULATION
- SOLAR PANELS

RENT: £47,500 PER ANNUM EXCL.



REF:  
W22304

**UNIT 10/11, JUSTIN BUSINESS PARK**  
SANDFORD LANE, WAREHAM, DORSET, BH20 4DY



## Location

Justin Business Park is located on Sandford Lane which is the main road providing access to Sandford Lane Industrial Estate. The premises are approximately 0.6 miles distant from the A351 which links to the A35. Wareham Town Centre is approximately 1 mile distant and Wareham train station is approximately 0.5 miles distant from the premises.

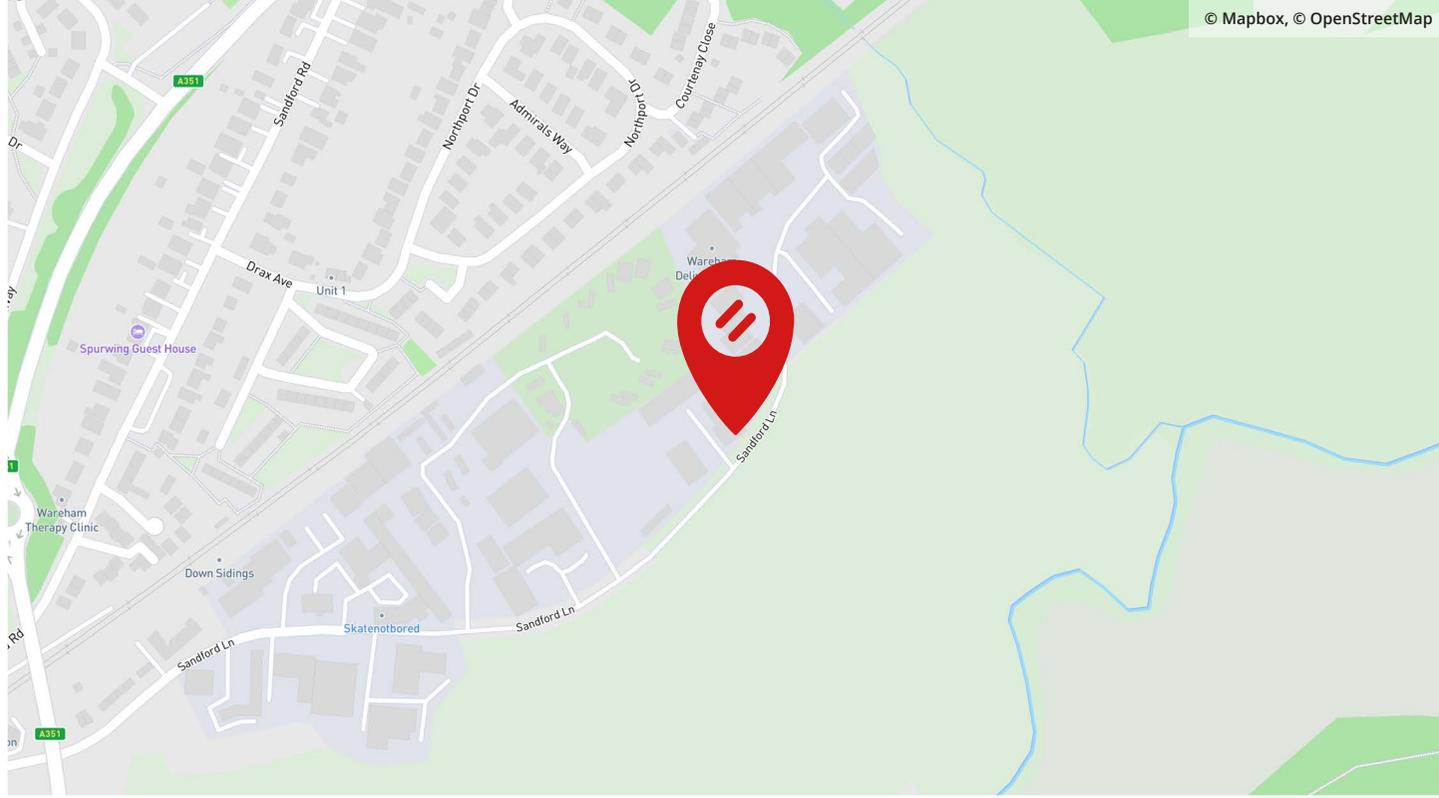
## Construction

- Detached
- Brick outer, blockwork inner
- Steel cladding to upper elevations
- Pitched roof
- Steel portal frame
- Double height feature reception
- Allocated and undercroft parking totalling 30 spaces
- Sectional up & over loading door (2.6m W x 2.8m H)
- Goods Lift

## Specification

The accommodation is predominantly open plan and benefits from the following:

- Carpets
- Suspended ceiling
- Lighting
- Blinds
- Male & Female Wcs
- Shower facilities
- Kitchenette
- Air conditioning
- Electric heaters



## Renovation

The landlord has carried out extensive works to renovate the premises, which include:

- A new over clad roof with new 290mm insulation. 30-year guarantee provided
- New double glazed 1st floor windows at 1st floor level
- Re-lining of roof gutters
- Installation of 76kWh solar panel system.
- Full lift refurbishment in 2025

## Accommodation

	sq m	sq ft
Ground floor	221	2,382
First floor	470	5,056

**Total net internal area approx. 691 7,438**

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 years.

## Rent

**£47,500 per annum** exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.



## Rateable Value

£37,750 (from 1.4.26)

## EPC Rating

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## Legal Costs

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

## Service Charge

A service charge may be payable, interested parties are advised to make further enquiries.

## 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.

## Viewing

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



**Joshua Adamson**  
joshua.adamson@goadsby.com  
07500 894599

**Joseph Holderness**  
joseph.holderness@goadsby.com  
07879 435387



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## Important

### 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](#).

### IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or 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 or tenant once terms have been agreed.

### FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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.

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## Offices in Dorset and Hampshire.

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