



**13 ANVIL CENTRE, PROSPECT BUSINESS PARK, SWANAGE**  
**£225,000 + VAT Leasehold**

Spacious ground floor workshop with air conditioned office situated on a modern Business Park on the Western outskirts of Swanage, approximately 1 mile from the town centre.

Built to a high standard in accordance with BREEAM (Building Research Establishment Environmental Assessment Method); the walls are cavity construction, the lower sections being of Purbeck stone, the upper elevations clad with light grey composite sheeting under a mono pitched roof.

**Tenure**  
999 year lease from September 2015, with a peppercorn ground rent.

**Services**  
Mains water, drainage and 3 phase electricity.

**Rateable Value** £6,300.00. Rates Payable £3,143.70 for 2024/2025, however with the current Small Business Relief the Rates Payable is nil, although this must be confirmed by your Conveyancer prior to exchange of contracts.

**Viewing**  
By appointment only please through the Agents, Corbens, 01929 422284. Please note the post code for this property is BH19 1EJ.



**ACCOMMODATION**

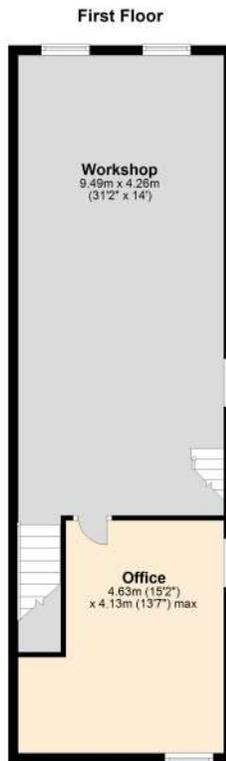
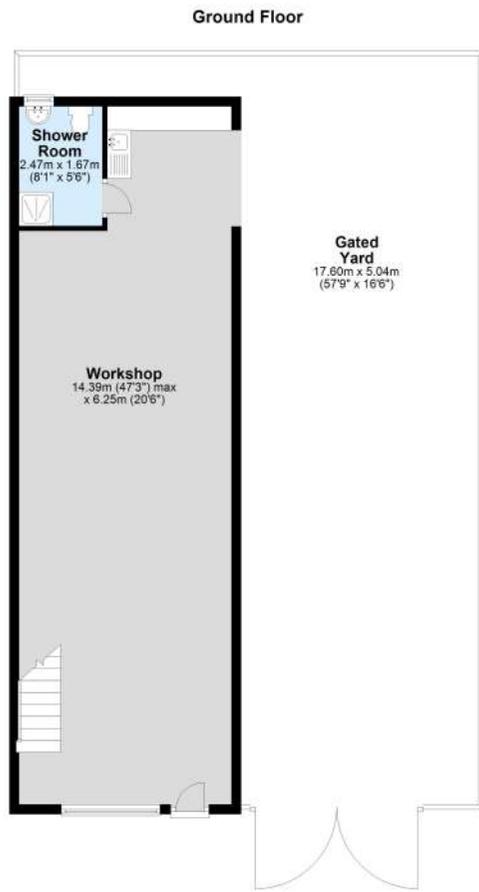
<b>Ground Floor</b>	
Workshop	14.39m max x 6.25m (47'3" max x 20'6")
Shower Room	2.47m x 1.67m (8'1" x 5'6")
<b>First Floor</b>	
Workshop	9.49m x 4.26m (31'2" x 14')
Office	4.63m x 4.13m max (15'2" x 13'7" max)
<b>Second Floor</b>	
Storage Area	4.97m x 4.63m (16'3" x 15'2")

**Outside**  
Secure enclosed yard at the side with storage container, floodlighting, and EV charging point.

Property Ref PRO2096



Total Approximate FloorArea TBCm<sup>2</sup> (TBC sq ft)



THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

