

FOR SALE

**END TERRACE MODERN
INDUSTRIAL/WAREHOUSE PREMISES**

228 SQ M // 2,449 SQ FT



BUSINESS SPACE

goadsby

UNIT 7 HOLLAND ENTERPRISE PARK
HOLLAND WAY, BLANDFORD, DT11 7FQ

SUMMARY >

- END TERRACE
- 3 PHASE & GAS AVAILABLE
- 6.2M EAVES

PRICE: £320,000 EXCLUSIVE OF VAT

REF:
W353213

UNIT 7 HOLLAND ENTERPRISE PARK
HOLLAND WAY, BLANDFORD, DT11 7FQ



Location

The property is situated within the established Holland Way Industrial area. Holland Way is accessed from Higher Shaftesbury Lane which connects to the A354 Salisbury Road and the A350 Blandford Forum bypass.

Description

The premises comprises of an end terrace industrial/warehouse unit of brick outer, blockwork inner construction with micro cladding to the upper elevations and a steel portal frame supporting a pitched, insulated, steel cladding roof.

Features include:

- Personnel entrance door.
- Electric up & over loading door measuring 4m wide x 5.5m high.
- Translucent daylight panels.
- 3 phase electricity.
- 6.2m internal eaves height.
- 9.2m ridge height.
- 1st plumbing installed for a w.c.
- Air conditioning units.
- Polished concrete floor.
- Lighting

Accommodation

sq m sq ft

Total gross internal area approx. 228 2,449

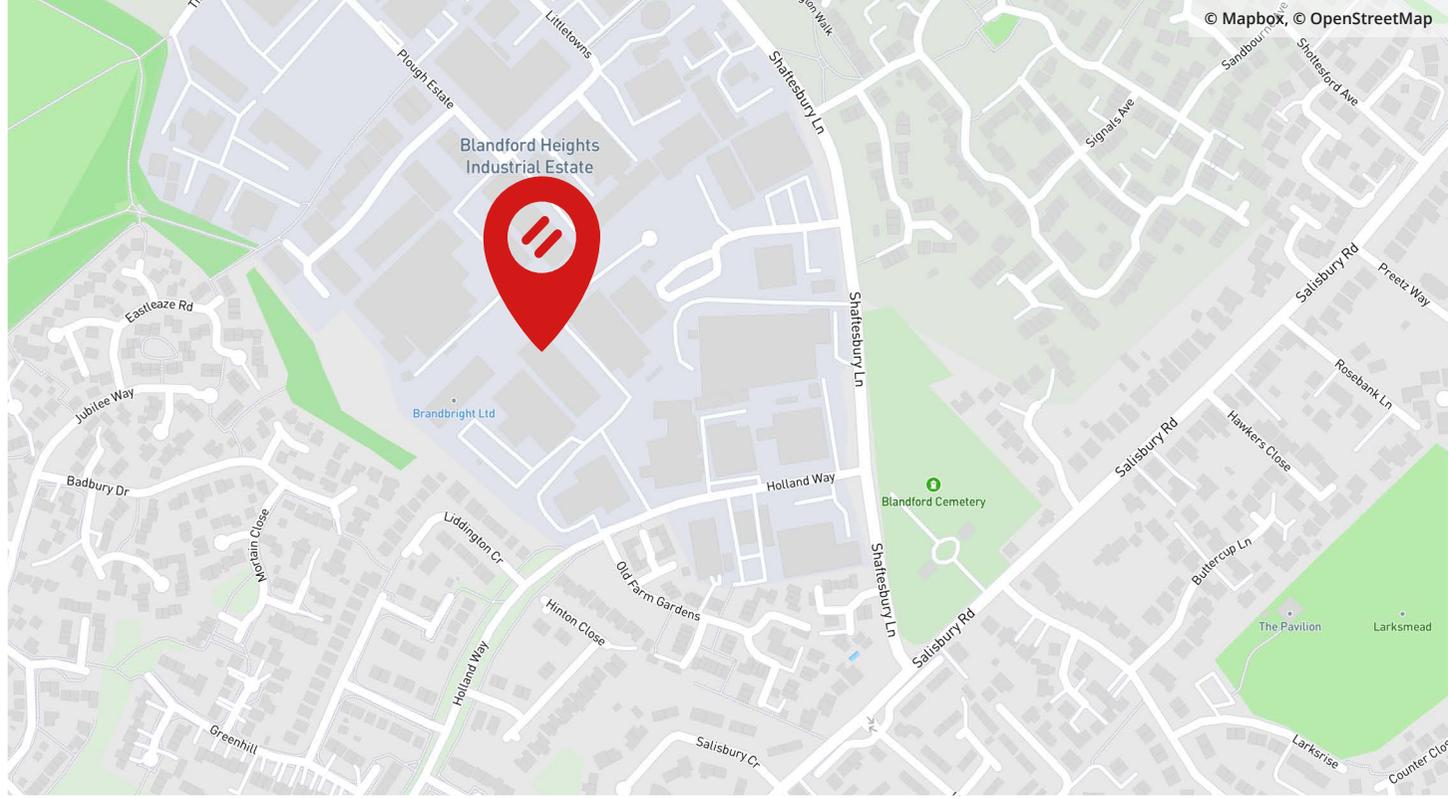
The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

Tenure

Freehold with vacant possession.

Price

£320,000 exclusive of VAT.



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Rateable Value

£31,000 (currently rated as unit 6 & 7)
To be reassessed.

Legal Costs

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

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.



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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.

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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