UNIT 2a, THE AJM CENTRE, PROSPECT BUSINESS PARK, SWANAGE

£12,000 Per Annum, plus VAT

Substantial first floor commercial premises with spacious accommodation 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 with part Purbeck stone elevations, the remainder clad with light grey composite sheeting under a flat roof.

GROUND FLOOR
Shared WC & Kitchen Area

FIRST FLOOR
Workshop 12m x 10.7m (39'4" x 35'1")
Office 5.3m x 3.4m (17'5" x 11'2")

OUTSIDE
Gated parking for several vehicles to the front of the building.

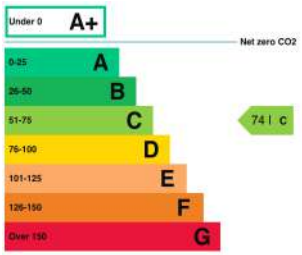
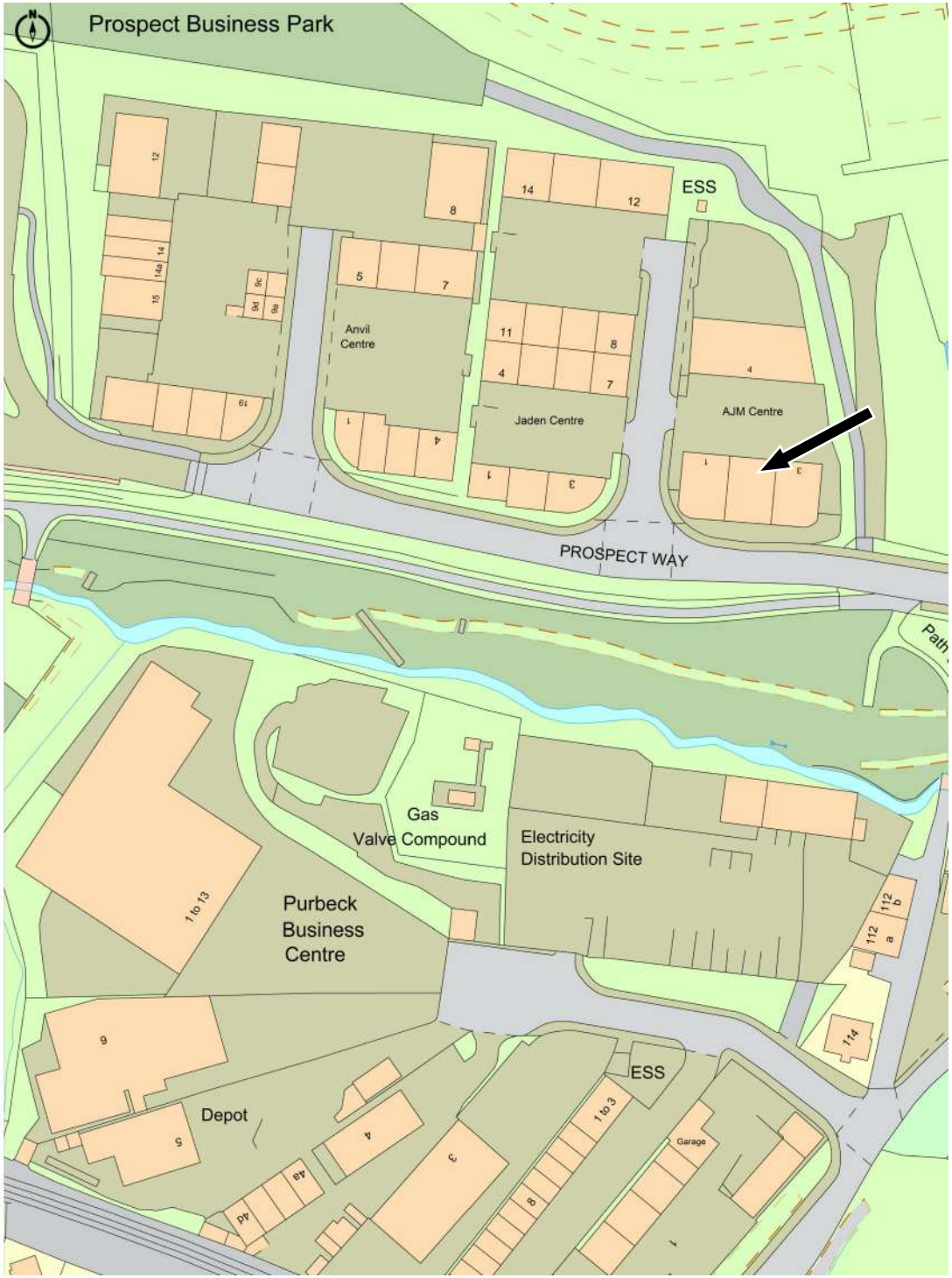
Lease Terms:
5 year lease from 18 June 2024
Rental of £12,000 plus VAT pa, payable monthly.
Rent Review in the 3rd year.
Deposit £1,000 to be refunded at the end of the tenancy, subject to the property being left in a satisfactory condition.

Services - Mains water, drainage and 3 phase electricity.

Rateable Value - To be Assessed.

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

Property Ref PRO2215



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.