NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants

TO LET

WORKSHOP/OFFICE UNITS

Enterprise Park
Piddlehinton
Dorchester
DT2 7UA

1,059 – 2,526 sq ft (98 – 235 sq m)

Secure yards available with some units

01202 556491
www.nettleshipsawyer.co.uk

Heliting House, 35 Richmond Hill, Bournemouth, BH2 6HT

ACCOMMODATION

Measured on a gross internal basis

Unit Number	Size ft²	Size m²	Rent per annum exclusive	Parking	EPC Rating	Rateable Value	Format	Roller shutter door	Floor	Air conditioning/ Suspended ceiling	Availability
18	2,526*	235*	£15,000	2	F-134	£12,250	Premises with yard	Yes	TBC	No	LET
32	1,075	100	£ 8,000	3	F-126	£ 6,300	Workshop with office	3m wide x 2.35m high	Concrete	No	LET
34	1,078	100	£ 8,000	3	E-125	£ 6,300	Workshop	3m wide x 2.35m high	Concrete	No	LET
36	1,074	100	£ 8,000	2	E-112	£ 6,100	Workshop	3m wide x 2.35m high	Concrete	No	AVAILABLE 1.2.20
40	1,176*	109*	£10,000	2	E-122	£ 7,800	Workshop with yard	Yes	TBC	No	LET
45	1,059	98	£11,000	3	D-100	£ 5,100	Office with enclosed grass area	No	Carpet	Yes	LET

*Measurements have been scaled approximately off plan

LOCATION

Enterprise Park is located on the B3143 approximately 3 miles from the A35 and 4 miles from Dorchester.

The A35 provides a part dual carriageway connection towards Poole, Dorchester and Weymouth and also connects to the A31 dual carriageway which leads to the M27M3 motorway networks.

DESCRIPTION

The site has a series of detached workshops and office buildings of brick/steel clad construction with pitched roofs and approx. internal eaves height of 2.9m. Each property has a personnel entrance door with UPVC windows, lighting a WC and parking.

TENURE

Each property is available to let on a new full repairing and insuring lease for a term to be agreed incorporating upward only rent reviews.

Agents Note

The landlord will in the lease reserve the right to require the tenant to move on prior notice to one of the new units at Enterprise Park belonging to the landlord either in the course of construction or to be constructed which shall be at the same rent as and similar in size (but not necessarily identical) to the one occupied by the tenant. The tenant will be required to acknowledge the landlord's right within the lease.

RENTS

The rents are exclusive of business rates, VAT, service charge, insurance premiums and all other outgoings. Rent is payable quarterly in advance by standing order.

SERVICE CHARGE

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any lease negotiations.

SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services to each of the units.

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILILTIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through joint sole agents:-

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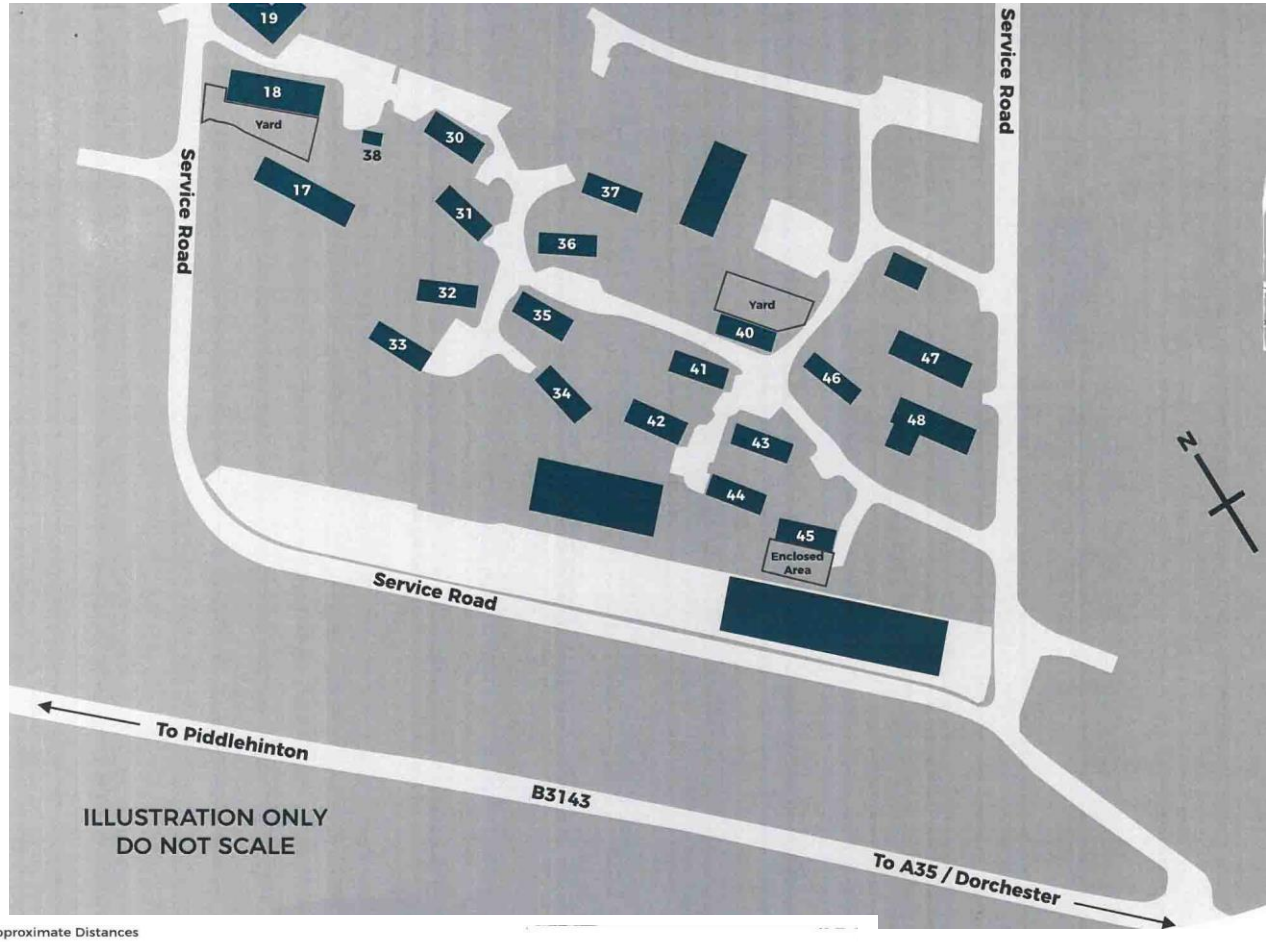
01202 550200



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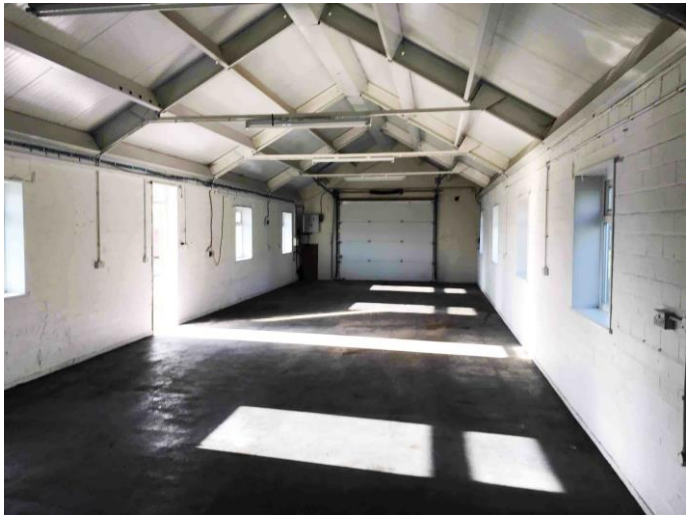
Unit 32

Unit 34

Unit 36

Unit 32 internal

Unit 34 internal



Unit 36 internal

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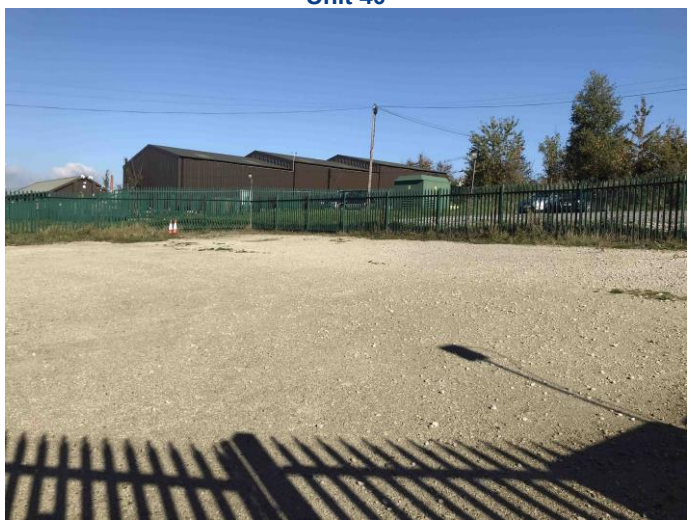
Unit 40

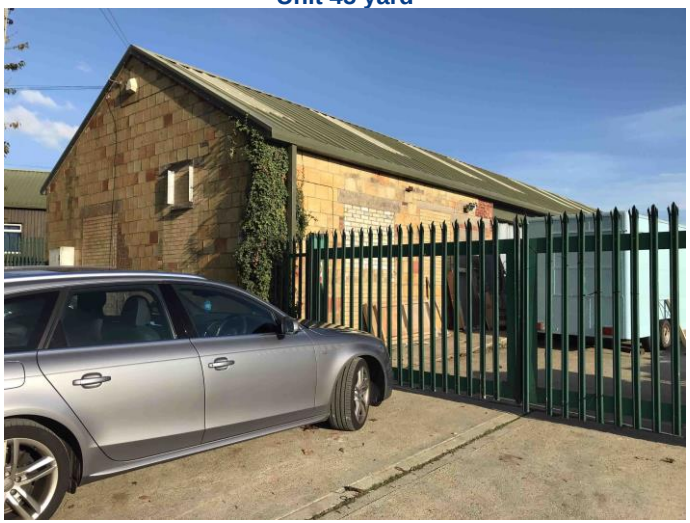
Unit 45

Unit 45 yard



Unit 40 yard

Unit 45 internal



Unit 18

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