

## FOR SALE/TO LET

Brand New Industrial Units  
(to be built)

Units 1-8  
Area 52  
Enterprise Park  
Piddlehinton  
Dorchester  
DT2 7UA

From 1,004 sq ft to 8,039 sq ft



Illustration only – Not to scale

Reference: 10097/SJT

## 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.

## SPECIFICATION

The units will be built to the following specification:

- Brick outer; blockwork inner wall construction
- Profiled steel cladding, colour Moorland Green to upper elevations.
- Internal eaves height of between approximately 6-6.9m
- Steel portal frame
- Steel clad roof incorporating daylight panels.
- Power floated concrete floor
- 35k/n per sq m floor loading
- UPVC windows at ground and first floor
- Insulated sectional up and over loading door
- Personnel door
- Unisex disabled WC
- 3 phase electricity, water and BT enabled
- Allocated car parking
- Concrete loading apron

## ACCOMMODATION / PRICES / RENTS

Unit	Size sq ft	Size sq m	Price excl VAT	Rent	Service Charge	Parking
1	2,895	269	Under Offer	Under Offer	TBC	8
2	1,308	122	£189,660	£11,750	TBC	4
3	1,308	122	£189,660	£11,750	TBC	4
4	1,184	110	Under Offer	Under Offer	TBC	4
5	1,173	109	£170,085	£10,650	TBC	4
6	1,004	93	£145,580	£9,250	TBC	3
7	1,004	93	£145,580	£9,250	TBC	3
8	1,058	98	£153,410	£9,750	TBC	3

The above rents are exclusive of business rates, VAT, service charge and insurance premium.

The above sizes are approximate gross internal areas scaled off plan. Measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition)

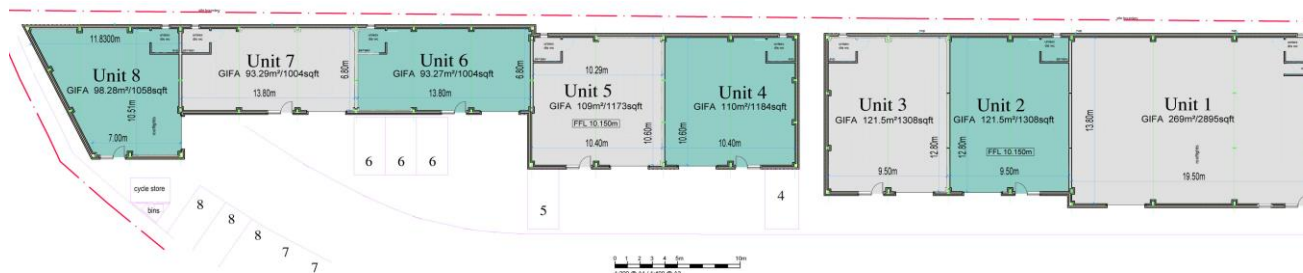


Illustration only  
Not to scale

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, UTILITIES 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.

## TENURE

Freehold with vacant possession

Or

Leasehold

The premises are available to let by way of new full repairing and insuring leases incorporating upward only open market rent reviews every 3 years.

## SERVICE CHARGE

A service charge will be payable in respect of the upkeep, management and maintenance of the common parts within the estate. This will also include the maintenance and running cost of the pumping station. Further details from the agents.

## RATEABLE VALUE

To be assessed upon practical completion

## EPC RATINGS

To be assessed.

## PLANNING

A detailed planning application has been submitted for Class E(g)(iii) formerly B1.

Interested parties can contact the Local Planning Authority at Dorset Council, tel 01305 838336 with regard to their own proposed use.

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## LEGAL COSTS

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

## 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.

## 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:-



Steve Tomkins  
[stevet@nettsawyer.co.uk](mailto:stevet@nettsawyer.co.uk)  
01202 550246

**JOINT AGENT:**

Ben Duly  
[ben.duly@goadsby.com](mailto:ben.duly@goadsby.com)  
01202 550200

