NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants

TO LET

OFFICE PREMISES

(A range of uses considered subject to planning)

Leanne Business Centre
Sandford Lane
Wareham
Dorset BH20 4DY

From 648 sq ft (60 sq m) up to 3,547 sq ft (330 sq m)

01202 556491
www.nettleshipsawyer.co.uk

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

LOCATION

The development is situated in a prominent position on Sandford Lane approximately one mile from Wareham town centre, close to the A351 Wareham By-Pass giving access to the Bournemouth/Poole conurbation to the east. The development is a 5 minute walk to Wareham train station which has a regular train service to Bournemouth and Poole.

DESCRIPTION

Leanne Business Centre is a purpose built development of 13 two storey office/business units together with a small gatehouse.
The development is arranged with a central parking area with additional parking at the rear.

ACCOMMODATION

The office suites available are:-

Unit 2 648 sq ft (60.2 m^2)

Two storey office, carpeted, electric heaters, fluorescent strip lighting, teapoint and two WCs.

Unit 4 865 sq ft (80.4 m^2)

Two storey office, carpeted, electric heaters, fluorescent strip lighting and two WCs on ground floor.

Unit 5 714 sq ft (66.3 m^2)

Two storey office, carpeted, electric heaters, partitioned office on first floor, kitchen and WC on ground floor.

Unit 6 890 sq ft (82.7 m^2)

First floor office, carpeted, electric heaters, teapoint, partitioned offices, category II lighting and two WCs.

A range of uses considered subject to planning.

TENURE

Each property is available to let on a new full repairing and insuring lease for a term to be negotiated. Any lease will incorporate regular, upward only rent reviews.

RENT

The commencing rental on each unit is as follows:-

Unit 2	Terms to be agreed	
Unit 4	Terms to be agreed	
Unit 5	Terms to be agreed	**UNDER OFFER**
Unit 6	Terms to be agreed	

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.

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.

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.

BUSINESS RATES (source: www.voa.gov)

The District Valuer's website provides the following information:-

Rateable Value:

Unit 2	To be assessed	
Unit 4	£5,900	(1 April 2017 - present)
Unit 5	£6,000	(1 April 2017 - present)
Unit 6	£4,700	(1 April 2017 - present)

ENERGY PERFORMANCE CERTIFICATE

Unit 2 Assessment – Band D (100)

Unit 4 Assessment - Band D (85)

Unit 5 Assessment - Band E (113)

Unit 6 Assessment - Band C (75)

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.

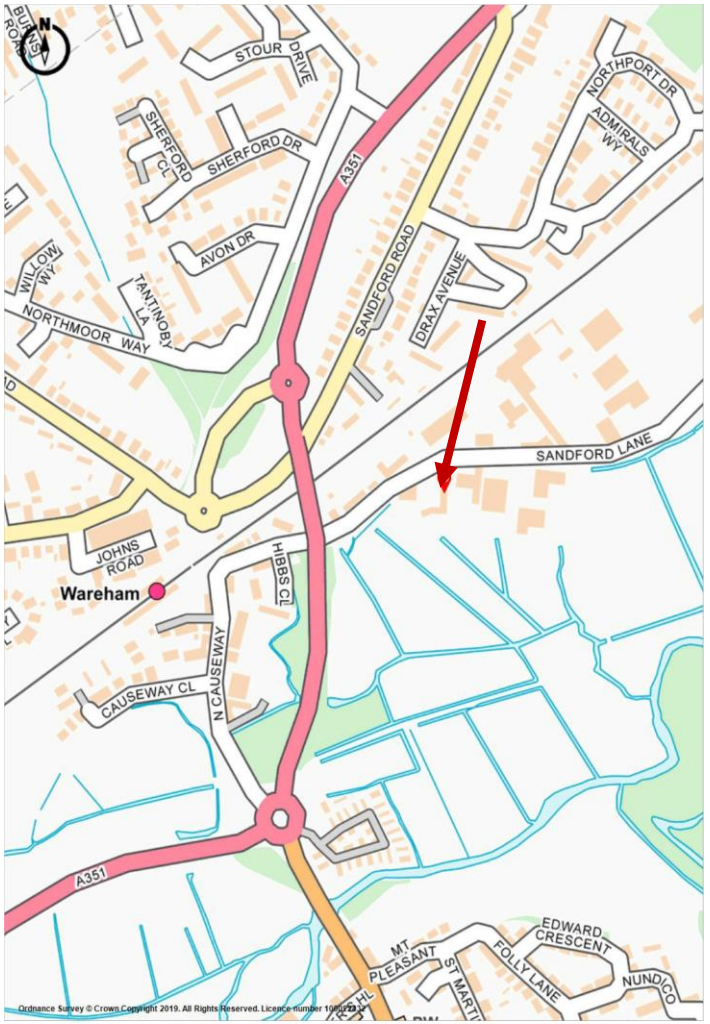
VIEWING AND FURTHER INFORMATION

Strictly by appointment through sole agents:-

NETTLESHIP SAWYER
01202 556491
NETTLESHIPSAWYER.CO.UK

Contact – Joe Lee

joe@nettsawyer.co.uk / 01202 556491



Promap V2 LANDMARK INFORMATION

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Plotted Scale - 1:5000. Paper Size - A4

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