

## TO LET

### INDUSTRIAL PREMISES

Unit 12  
Holland Business Park  
Holland Way  
Blandford  
DT11 7GH

1,311 sq ft (122 m<sup>2</sup>) Approx gross internal area

**£11,650 plus VAT per annum exclusive**



Reference: 1930.12/SJT

## LOCATION

Holland Business Park is located 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 property is constructed of profiled steel clad elevations with a pitched roof incorporating daylight panels supported upon a steel portal frame.

Features include:-

- ❖ A personnel entrance door
- ❖ Teapoint
- ❖ Roller shutter loading door measuring approx 6m wide x 6.1m high
- ❖ Internal eaves height approx 6.5m
- ❖ WC
- ❖ 5 allocated car parking spaces

## PLANNING

We have made informal enquiries of the Local Planning Authority which has confirmed that the premises have planning consent for B1 Light industrial, business and B2 general industrial use under the Town & Country Planning (Use Classes) Order 1987.

Working hours are limited to 7.00am to 9.00pm Monday to Saturday.

In accordance with our normal practice we advise all interested parties to make their own enquiries through the Planning Department of Dorset Council (North Dorset tel: 01258 454111) in connection with their own proposed use of the property.

## SERVICES

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

## TENURE

The premises are available to let on a new full repairing and insuring lease for a term to be agreed incorporating 3 yearly upward only open market rent reviews and subject to a surrender of the existing lease.

## RENT

**£11,650** plus VAT per annum exclusive.

The rental quoted is exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.

## LEGAL COSTS

As is customary, the ingoing tenant will be responsible for the landlords reasonable legal costs incurred in the preparation and completion of the legal documentation.

## BUSINESS RATES (source: [www.voa.gov.uk](http://www.voa.gov.uk))

Rateable Value: £8,800 (1 April 2017)

100% small business rates relief currently available (subject to conditions)

## ENERGY PERFORMANCE CERTIFICATE

Assessment – Band D (91)

The full EPC and recommendations report are available on request.

## SERVICE CHARGE

There is a service charge payable in respect of the upkeep, management and maintenance of common parts within the estate which is currently budgeted at £617.63 plus VAT per annum in respect of Unit 12.

## 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 the joint sole agents:-



Steven 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



Units 12 & 14

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.