

TO LET

COMMERCIAL PREMISES

Unit 1 Holland Business Park
Holland Way
Blandford Forum
DT11 7GH

2,021 sq ft (188 m²)
*Plus 1,008 sq ft (94 m²) boarded mezzanine
Approx gross internal area

£18,000 + VAT per annum exclusive



Reference: 1930.U1/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 an end-terrace unit constructed of blockwork inner wall construction with profiled steel cladding to external elevations and a pitched roof incorporating daylight panels supported upon a steel portal frame. Features include:-

- ❖ A personnel entrance door
- ❖ Ground floor office with windows, tiled floor and lighting
- ❖ Sectional up and over loading door measuring 2.86m wide x 4.5m high
- ❖ WC
- ❖ Approx 6.2m internal eaves height
- ❖ A boarded mezzanine floor extending to approx 1,008 sq ft with clearance to underside approx 2.8m. (We have no confirmation that this floor has any necessary relevant statutory consents)
- ❖ 6 allocated car parking spaces

ACCOMMODATION

Ground floor incl office, WC	2,021 sq ft	188 sq m
------------------------------	-------------	----------

* Mezzanine	1,008 sq ft	94 sq m
-------------	-------------	---------

Measured on a gross internal basis

* We have no confirmation this floor has any necessary relevant statutory consents.

TENURE

The unit is available to let by way of a new full repairing and insuring lease for a term to be agreed incorporating upward only open market rent reviews and subject to a surrender of the existing lease.

RENT

£18,000 plus VAT per annum exclusive.

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

SERVICES

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

PLANNING

We understand the premises currently have consent for mixed use: micro brewery, retail and drinking establishment. The property has previously had consent for B1, B2 and B8 light industrial and storage uses. If required the landlord will submit a planning application for the previous uses.

In accordance with our usual procedure we would recommend that interested parties make their own enquiries of the planning department of Dorset Council (North Dorset) tel. 01305 838336 in connection with their own proposed use.

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)

Rateable Value: £14,750 (1 April 2023)

SERVICE CHARGE

The premises are subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. We are advised the service charge proportion payable for Unit 1 is currently £289.36 plus VAT per quarter..

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C (67).

The full EPC and recommendations report are available on request.

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.

Reference: 1930.U1/SJT

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 sole agents:-

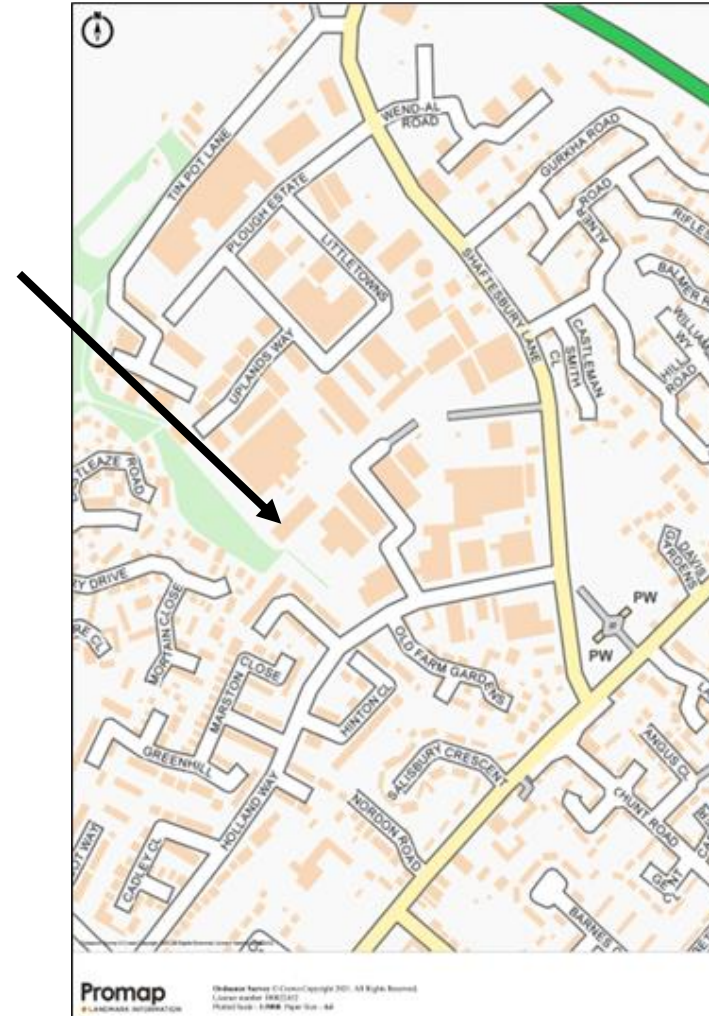


Steve Tomkins
stevet@nettsawyer.co.uk
01202 550246

CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)



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.