Units A-F
Area 45
Enterprise Park

Piddlehinton
Dorchester
DT2 7UA

FOR SALE/TO LET BRAND NEW INDUSTRIAL/WAREHOUSE UNITS
From 1,249 SQ FT READY FOR OCCUPATION
EPC RATINGS: A+ NET ZERO



CGI - Illustration only

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Specification

Each unit has been built to the following specification:

- Brick/blockwork, profiled steel cladding construction
- Internal eaves height of between approximately 5.85-6m
- Steel portal frame
- Steel clad roof
- Power Floated Concrete Floor
- 35 k/n per sq m floor loading
- UPVC windows at ground and first floor
- Insulated sectional up and over steel door
- Personnel door
- Unisex disabled WC
- 3 phase electricity, water and BT enabled
- Allocated car-parking
- PV panels on roof
- 1 electric vehicle charging point



Location

Location Map | Streetview

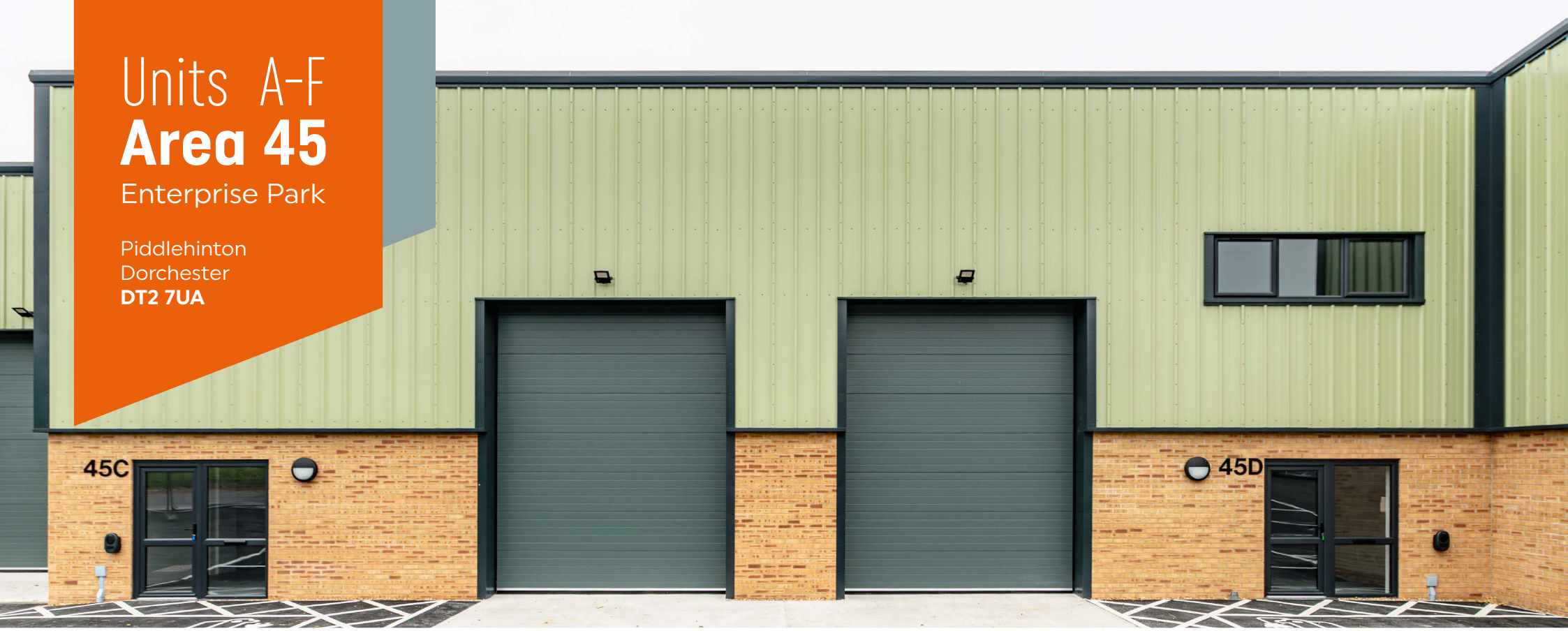
Enterprise Park is located on the B3143 approximately 3 miles from the A35 and 4 miles from Dorchester.

The A35 provides a part dual carriageway connection towards Poole, Dorchester and Weymouth and also towards the A31 dual carriageway which links to the M27 and M3 motorway networks.

ENTERPRISE PARK	A35 3 MILES	DORCHESTER 4 MILES	DORCHESTER STATION 5 MILES	WEYMOUTH 13.2 MILES	BLANDFORD 14.4 MILES	POOLE 21 MILES

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Energy Performance

Each unit has a net zero EPC rating of A+.

Summary of Accommodation

Unit	Size sq m	Size sq ft	Price (Excl. VAT)	Rent (per annum excl.)	Current Annual Service Charge	Parking
45c	116	1,249	£243,000 plus VAT	£14,365 pax	£310 + VAT	4
45d	116	1,249	**Under Offer**	**Under Offer**	£310 + VAT	4

The above sizes are approximate gross internal areas scaled off plan and measured in accordance with the RICS Code of Measuring Practice (6th Edition).

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

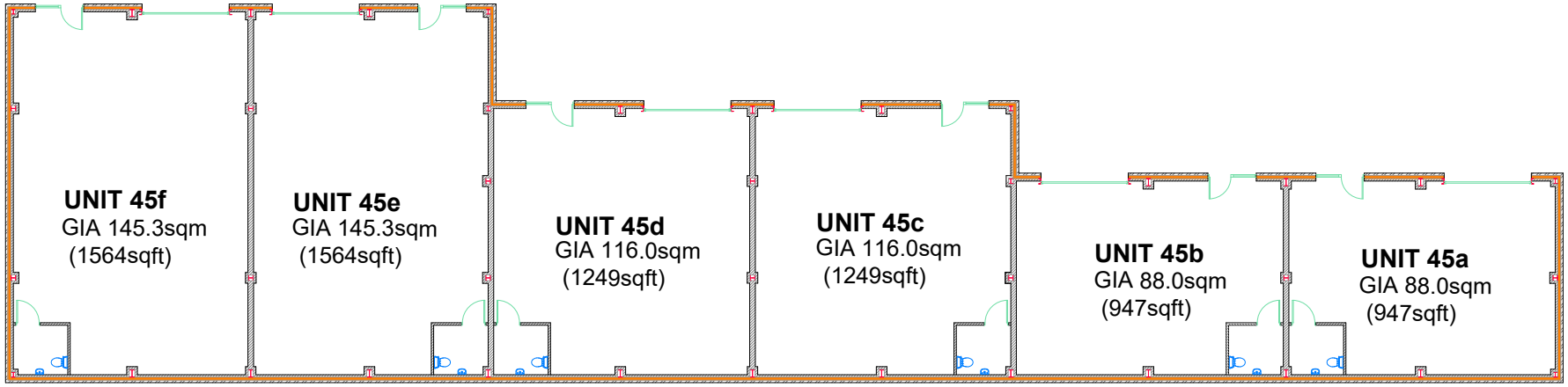


Illustration only
Not to scale

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Tenure

Freehold with vacant possession.

Lease

To let by way of a new full repairing and insuring lease incorporating upward only open market rent reviews every 3 years.

Legal Costs

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

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Planning

Planning consent has been granted for the erection of 6 industrial/warehouse units for Class B2, B8, E (g).

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

Rateable Value

To be assessed upon practical completion.

Service Charge

A service charge will be payable in respect of the upkeep, management and maintenance of the common parts within the estate.

Viewing

Strictly prior appointment through the joint sole agents, Goadsby and Nettleship Sawyer, through whom all negotiations must be conducted.

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IDENTIFICATION
Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.