NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants

FOR SALE

WORKSHOP / STORAGE / OFFICE PREMISES

Unit 9
Freeland Park
Wareham Road
Lytchett Matravers
Poole BH16 6FH

1,460 sq ft (136 sq m)
Approx gross internal area

PRICE GUIDE - £295,000 + VAT





01202 556491
www.nettleshipsawyer.co.uk

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

LOCATION

Freeland Park is situated on Wareham Road in Lytchett Matravers close to its junction with the High Street and Huntick Road. The entrance to the development is immediately to the north of Abbotts Meadow on the eastern edge of the village.

Lytchett Matravers is accessed either from A35 between Poole and Bere Regis to the south or A350 between Poole and Blandford to the north. Poole town centre is located approximately 6.5 miles from the development.

DESCRIPTION

Freeland Park is a development of 19 small office suites and industrial workshops with a traditional rustic style.

Unit 9 is a semi detached self-contained building with brick / block lower and clad upper elevations under a pitched tiled roof.

Features include:-

- Personnel door
- Ground floor reception / office
- First floor office (some restricted headroom)
- WC with wash hand basin
- Teapoint
- Velux type windows to first floor office
- Natural stained timber windows and personnel door
- Internal eaves approx. 4m
- Sectional up and over loading door measuring 3m wide x 3.2m high
- Electric car charging point (not tested)
- 3 car parking spaces plus Estate visitor parking
- Gated estate

ACCOMMODATION

Ground floor

Reception / office / WC workshop / store	968 sq ft	90 sq m

First floor

Office (some restricted headroom)	492 sq ft	46 sq m
Total:	1,460 sq ft	136 sq m

Approx areas measured on a gross internal basis

TENURE

The premises are available for sale with vacant possession.

PRICE

£295,000 plus VAT

PLANNING

We understand that the development permitted shall operate between the following times: -

7am – 9pm Monday to Friday
7am – 1pm Saturdays

No time on Sundays or Bank Holidays.

In accordance with our normal practice we advise all interested parties to make their own enquiries through the planning department of Dorset Council (Purbeck) tel. 01305 838336 in connection with their own proposed use of the property.

BUSINESS RATES (source: www.voa.gov.uk)

The property currently has the following rateable assessments (From 1st April 2026)

9A - Offices & premises	£11,250
9B – Workshop & premises	£ 7,600

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band B (34)

The full EPC and recommendations report are available on request.

SERVICE CHARGE

The premises are subject to a service charge in respect of the upkeep, management and maintenance of common parts within the Estate. We are advised the current budget cost is £TBC plus VAT per annum.

SERVICES

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

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.

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.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-

NETTLESHIP SAWYER
01202 556491
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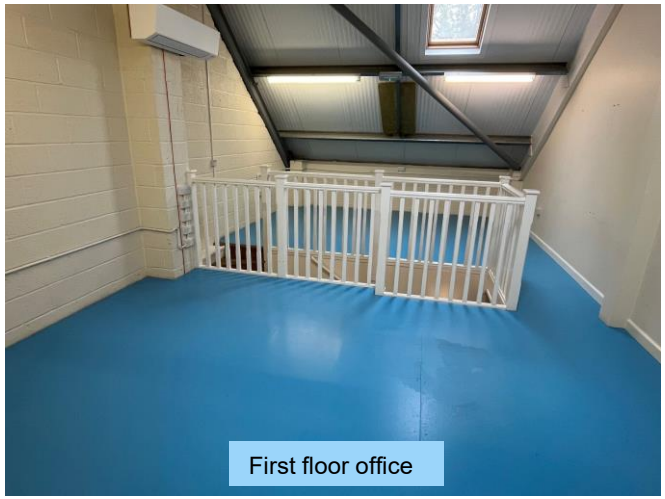
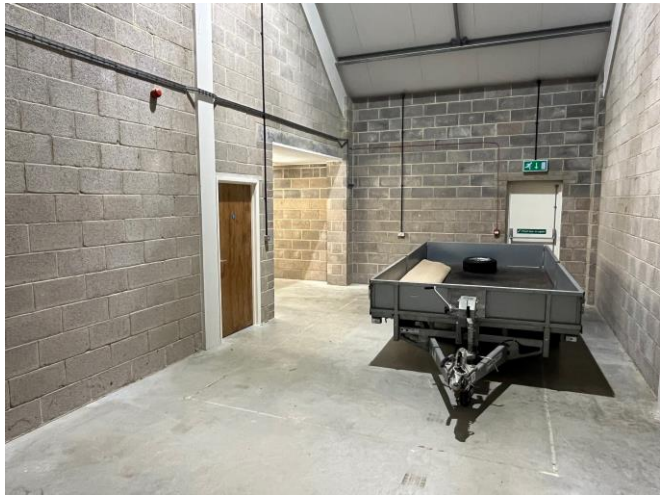
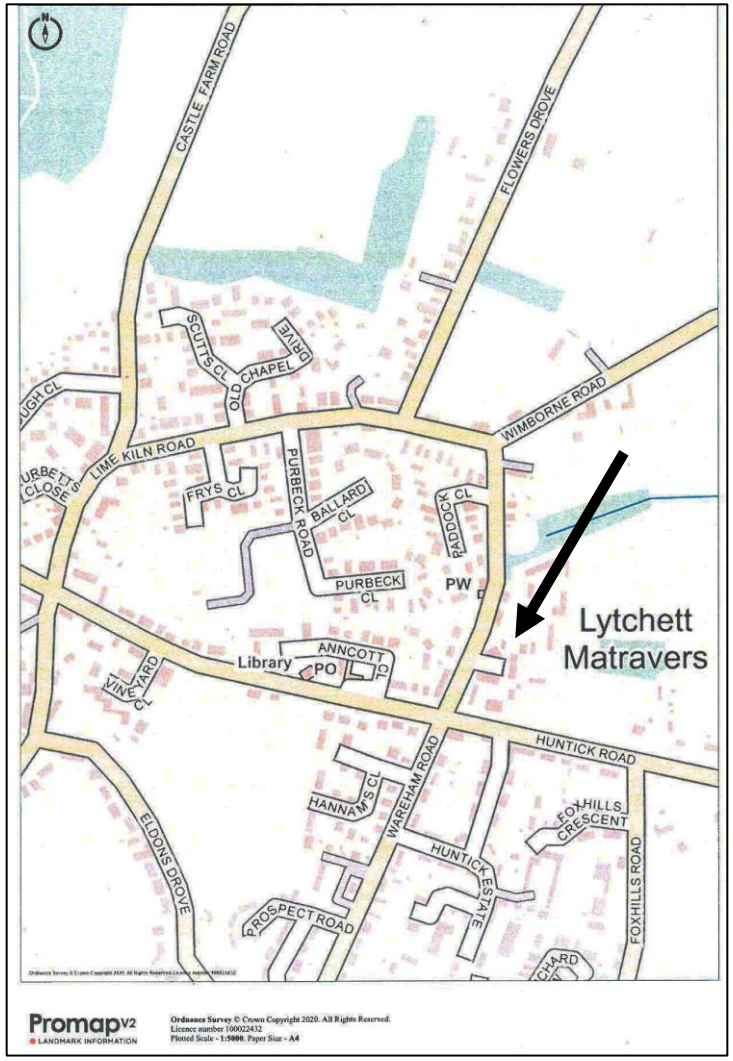
Steven Tomkins
stevet@nettsawyer.co.uk
01202 550246



First floor office







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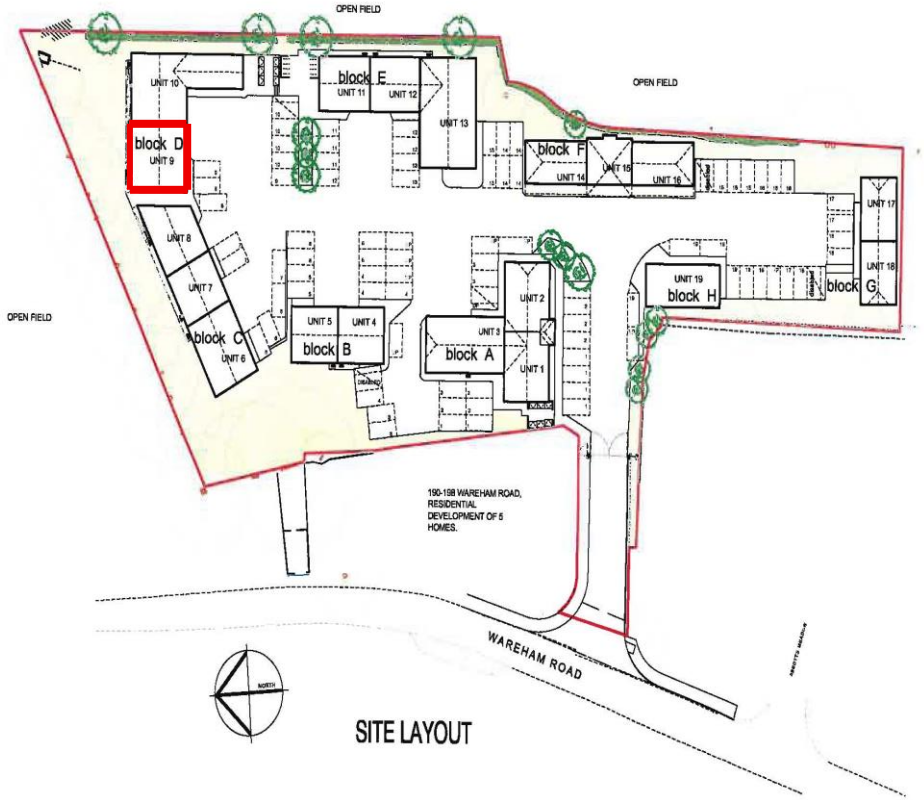

NOT TO SCALE

Freeland Park

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