

## TO LET

### WORKSHOP/STORAGE UNIT

Unit 32  
Enterprise Park  
Piddlehinton  
Dorchester  
DT2 7UA

1,076 sq ft (100 sq m)  
Approx. gross internal area

**£10,500 + VAT per annum exclusive**



## ACCOMMODATION & RENT

<u>Unit Number</u>	<u>Rent per annum exclusive</u>	<u>Size ft<sup>2</sup> (GIA)</u>	<u>Size m<sup>2</sup></u>	<u>Parking</u>	<u>EPC Rating</u>	<u>Rateable Value</u>	<u>Format</u>	<u>Loading door</u>	<u>Floor</u>	<u>Availability</u>
32	£10,500	1,076	100	2	C(73)	£7,200 (from April 23)	Workshop with office	3m wide x 2.35m high	concrete	<b>AVAILABLE</b>

## LOCATION

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 connects to the A31 dual carriageway which leads to the M27M3 motorway networks.

## DESCRIPTION

The site has a series of detached workshops and office buildings of brick/steel clad construction with pitched roofs and approx. internal eaves height of 2.9m. Unit 32 has a personnel entrance door with UPVC windows, lighting, a WC, two partitioned offices and parking.

## TENURE

The unit is available to let on a new full repairing and insuring lease for a term to be agreed incorporating upward only open market rent reviews.

## RENTS

The rent quoted is exclusive of business rates, VAT, service charge, insurance premium and all other outgoings. Rent is payable quarterly in advance by standing order.

VAT is payable on the rent.

## 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.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any lease negotiations.

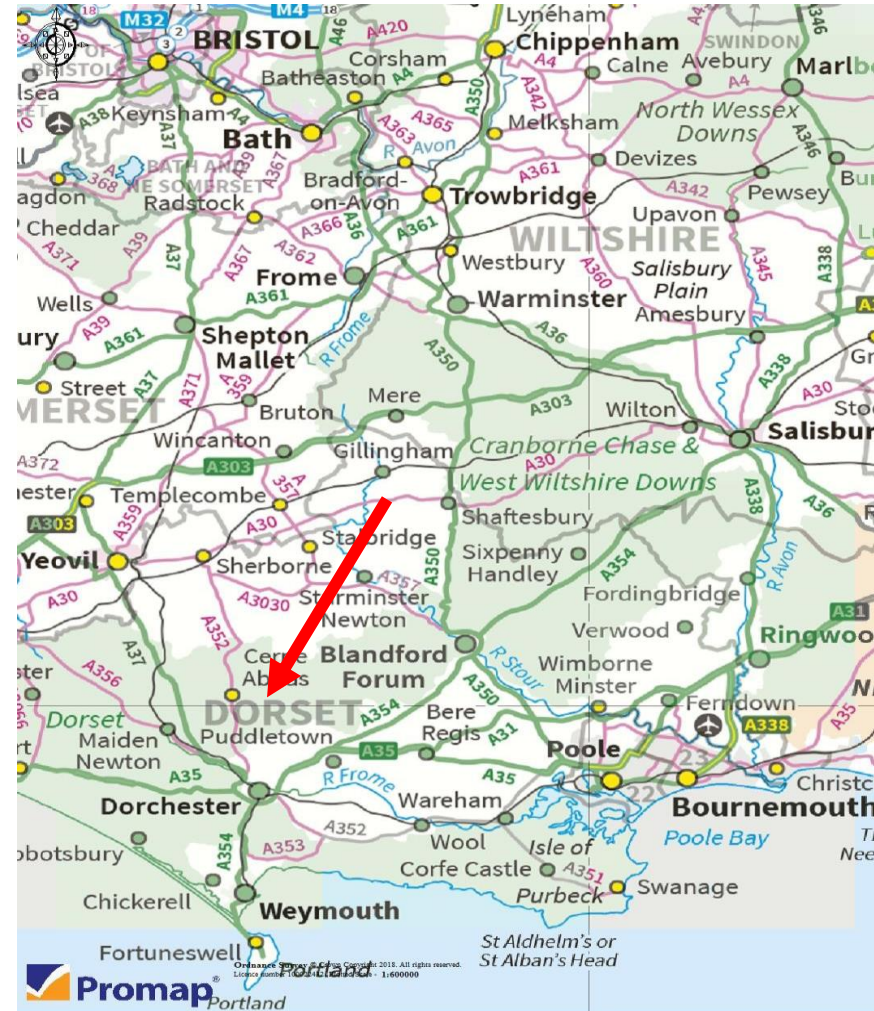
## SERVICES

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.

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: 1517/SJT



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## 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.

## 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](#)

## VIEWING AND FURTHER INFORMATION

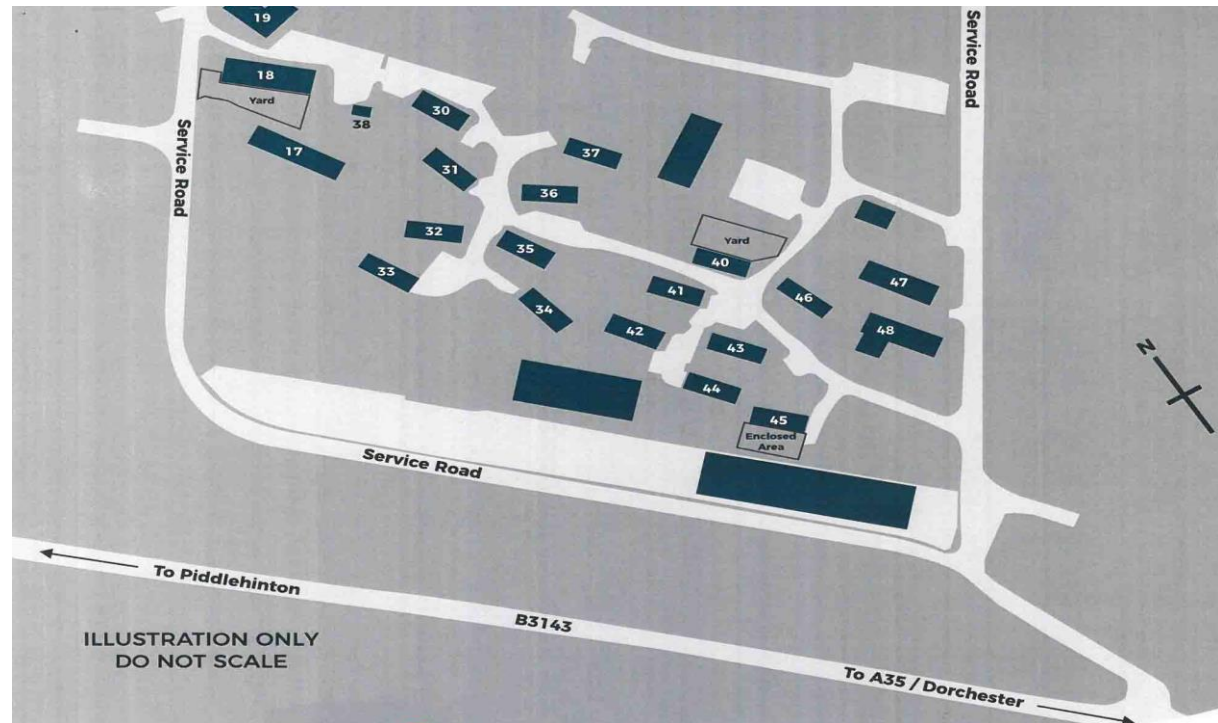
Strictly by appointment through joint sole agents:-



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