

TO LET

OFFICE ACCOMMODATION

Unit 5A
Ryan Business Park
Sandford Lane
Wareham
BH20 4DY

1,374 sq ft (127.6 sq m) approx.

£10,300 per annum exclusive



LOCATION

The office is part of the development Ryan Business Park which is situated in a prominent position on Sandford Lane approximately one mile from Wareham town centre, close to the A351 Wareham By-Pass giving access to the Bournemouth/Poole conurbation to the east.

The property is approx. 5 mins walk or 1 min by car from Wareham train station and approx. 15 mins walk or 3 mins by car from Wareham town.

DESCRIPTION

The property comprises an end of terrace two storey self contained office constructed of brick/block lower elevations and profiled cladding above.

The premises are arranged as follows:-

Ground floor	670 sq ft	62.2 sq ft
First floor	704 sq ft	65.4 sq ft
Total	1,374 sq ft	127.6 sq ft

Features of the accommodation include:-

- ❖ Personnel entrance door
- ❖ WC with wash facilities
- ❖ Kitchen
- ❖ Carpeting
- ❖ Suspended ceiling with recessed lighting
- ❖ Central heating (not tested)
- ❖ Allocated car spaces

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.

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.

RENT

£10,300 per annum exclusive.

Rent is exclusive of business rates, VAT, service charge, insurance premiums and all other outgoings.

SERVICE CHARGE

The lease will be subject to a service charge to include upkeep and maintenance of common parts.

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

Rateable Value: £9,100 (1 Apr 2017)

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band D (84).

The full EPC and recommendations report are available on request.

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 joint sole agents:-



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