

## TO LET

### TWO STOREY INDUSTRIAL/ WAREHOUSE PREMISES

Unit 11  
Holland Business Park  
Holland Way  
Blandford Forum  
DT11 7GH

13,627 sq ft (1,266 m<sup>2</sup>)  
Approx. gross internal area

Rent: £46,500 + VAT pax



**Unit 10 outlined in red not included**







First Floor office



Ground Floor

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR 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: SJT/10194

## LOCATION

The property is situated on Holland Business Park which 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 comprises a two-storey end of terrace industrial/warehouse unit of brick/block lower elevations with profiled cladding above and a steel portal frame supporting a pitched roof.

Features include:-

- ❖ Personnel entrance door
- ❖ First floor open plan office with suspended ceiling, lighting and carpeting
- ❖ Ground floor workshop / warehouse with minimum beam height of 3m approx and ceiling height 3.6m approx.
- ❖ Sectional loading door measuring approx 4m wide x 3m high to ground floor workshop / warehouse
- ❖ Concrete first floor workshop / storage with loading access via goods lift and sectional electric loading door measuring 3m wide x 2.12m high
- ❖ WC facilities on ground and first floors
- ❖ Tea point / restroom
- ❖ 20 car parking spaces
- ❖ Gated business park

## SERVICES

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

Electricity is provided via a metered Landlords supply.

## ACCOMMODATION

<u>Ground floor</u>		
Workshop / warehouse, wc	6,103 sq ft	567 sq m
<u>First floor</u>		
Office / warehouse, wcs, teapoint	7,524 sq ft	699 sq m
Total	13,627 sq ft	1,266 sq m

Measured on a gross internal basis

## TENURE

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

### Rent

**£46,500** + VAT per annum exclusive

The rent quoted is exclusive of business rates, VAT, service charge, insurance premium, utility costs and all other outgoings.

## BUSINESS RATES (source: [www.voa.gov.uk](http://www.voa.gov.uk))

Rateable Value: £48,000 (1 April 2023)

## LEGAL COSTS

As is customary, the ingoing tenant is to be responsible for the landlords reasonable legal costs incurred in the preparation and completion of the lease.

## PLANNING

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

## SERVICE CHARGE

The premises are subject to an Estate service charge in respect of the upkeep, management and maintenance of common parts of Holland Business Park. We would therefore urge all applicants to make further enquiries as to the current service charge outgoings.

## ENERGY PERFORMANCE CERTIFICATE

Awaiting report.

## 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](#)

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## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-



Steven Tomkins  
[stevet@nettsawyer.co.uk](mailto:stevet@nettsawyer.co.uk)  
01202 550246



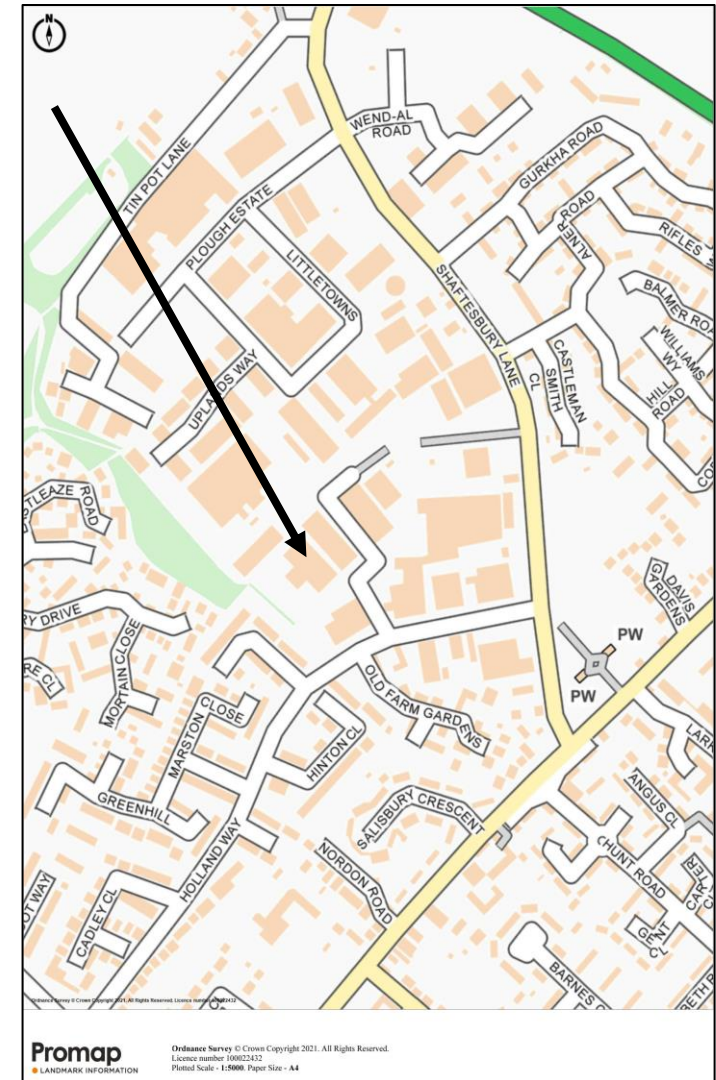
Ground Floor



First Floor



First Floor



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