

TO LET

WORKSHOP / STORAGE / OFFICE PREMISES

Unit 5
Freeland Park
Wareham Road
Lytchett Matravers
Poole BH16 6FH

629 sq ft (58 sq m)
Approx gross internal area

£8,250 plus VAT per annum exclusive



Reference: 10198/SJT

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 5 is a semi-detached self-contained building with brick / block elevations under a pitched tiled roof.

The unit comprises approx. 50% open plan office / wc and 50% workshop / storage. Features include:-

- * Office area with suspended ceiling, LED recessed lighting, carpeting, electric wall heaters
- * WC with wash hand basin
- * Kitchenette with fitted sink / drainer / cupboards
- * Natural stained timber windows and personnel door
- * Internal eaves approx. 4m rising to approx. 6.25m at the ridge
- * Sectional up and over loading door measuring 3m wide x 3.16m high
- * 4 allocated car spaces plus Estate visitor parking
- * Gated estate

TENURE

The premises are available to let on a new full repairing and insuring lease for a term to be agreed, incorporating 3 yearly upward only open market rent reviews.

RENT

£8,250 plus VAT per annum exclusive

The rental is exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings.

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)

Rateable Value: £5,500 (April 23 to present)

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band D (95)

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 £114.48 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, 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.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-

**NETTLESHIP
SAWYER**

01202 556491
NETTLESHIPSAWYER.CO.UK

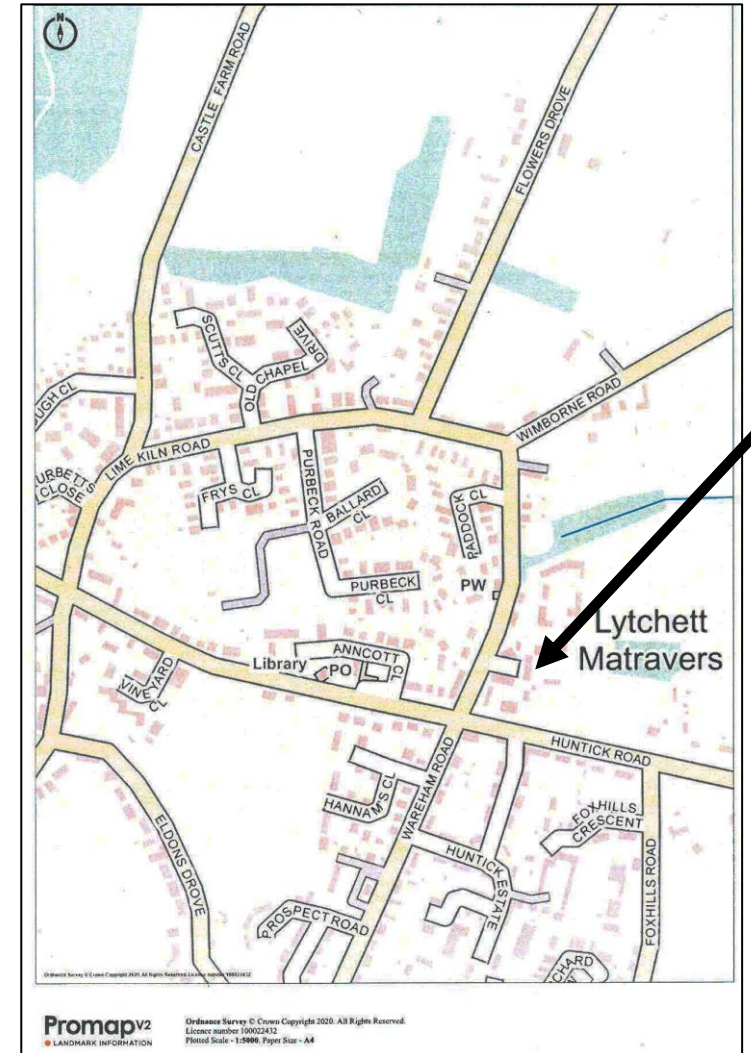
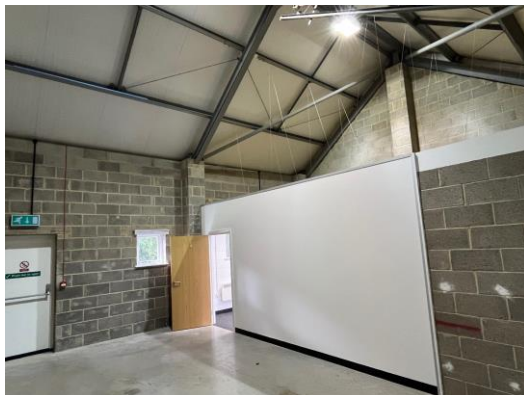
Steven Tomkins
stevet@nettsawyer.co.uk
01202 550246



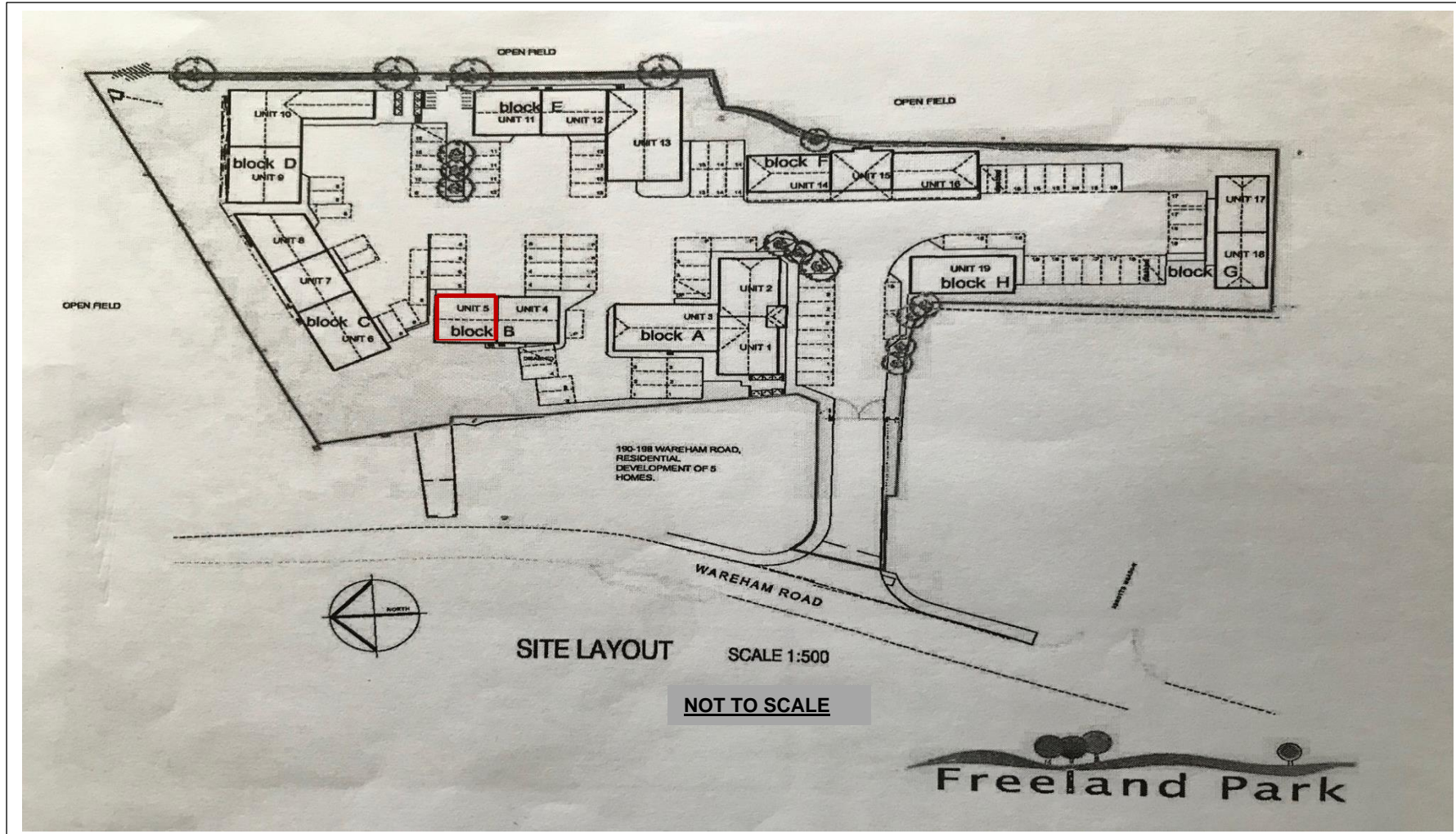
CODE FOR LEASING BUSINESS PREMISES

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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