



Commercial Unit Hawthorne Farm Business Park, Winterbourne
Stickland, Blandford Forum, Dorset, DT11 0NB

Modern, spacious commercial unit for lease within Class E use.

£16,800 Per Annum

Commercial Unit

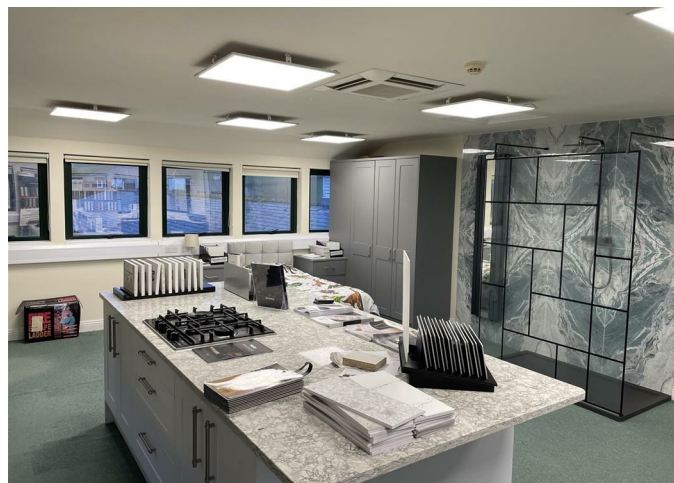
Hawthorne Farm Business Park
Winterbourne Stickland
Blandford Forum
Dorset DT11 0NB

 1848.00 sq ft

- Air conditioning
- 4 allocated parking spaces and additional visitors parking
- Large kitchenette area
- Security system and Site CCTV

£16,800 Per Annum

Dorchester Commercial
01305 261008 ext 3
commercial@symondsandsampson.co.uk



THE PROPERTY

A modern, two storey business unit set in an elevated position with views across open countryside. Constructed with timber clad elevations under a tiled roof. The unit is accessed via a pair of aluminium glazed doors. Internal offices constructed with glass partition walls. Currently used as a kitchen and bathroom showroom. There is a large kitchenette area, separate WC and disabled WC, air conditioning and allocated parking spaces as well as additional visitor parking.

The first floor office is approximately 902 SqFt and the ground floor retail space is approximately 946 SqFt.

SITUATION

Winterborne Stickland is located approximately 5 miles from the Georgian town of Blandford Forum and offers a range of amenities including a popular village pub, pre-school, church and village hall. There is a bus service to Blandford (5 miles) and Dorchester (14 miles).

DIRECTIONS

From Blandford Forum proceed out of town past The Crown Hotel and straight over the roundabout, passing Bryanston School on the right. Turn second right, signposted to Winterborne Stickland and continue along this road until just before the village junction. Hawthorn Farm Business Centre can be found on the left-hand side. What3words///oven.breathing.airbase

LOCAL AUTHORITY

Dorset Council: Tel 01305 221000
Business Rates: RV £9,600 (from 1 April 2026)

ENERGY PERFORMANCE CERTIFICATE

C (65)

SERVICES

Mains electricity, water and drainage.
High Speed Internet.

VIEWINGS

Strictly by appointment only.
Finn Rawlings
frawlings@symondsandsampson.co.uk
01305 261008 (option 3)



CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- www.leasingbusinesspremises.co.uk.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

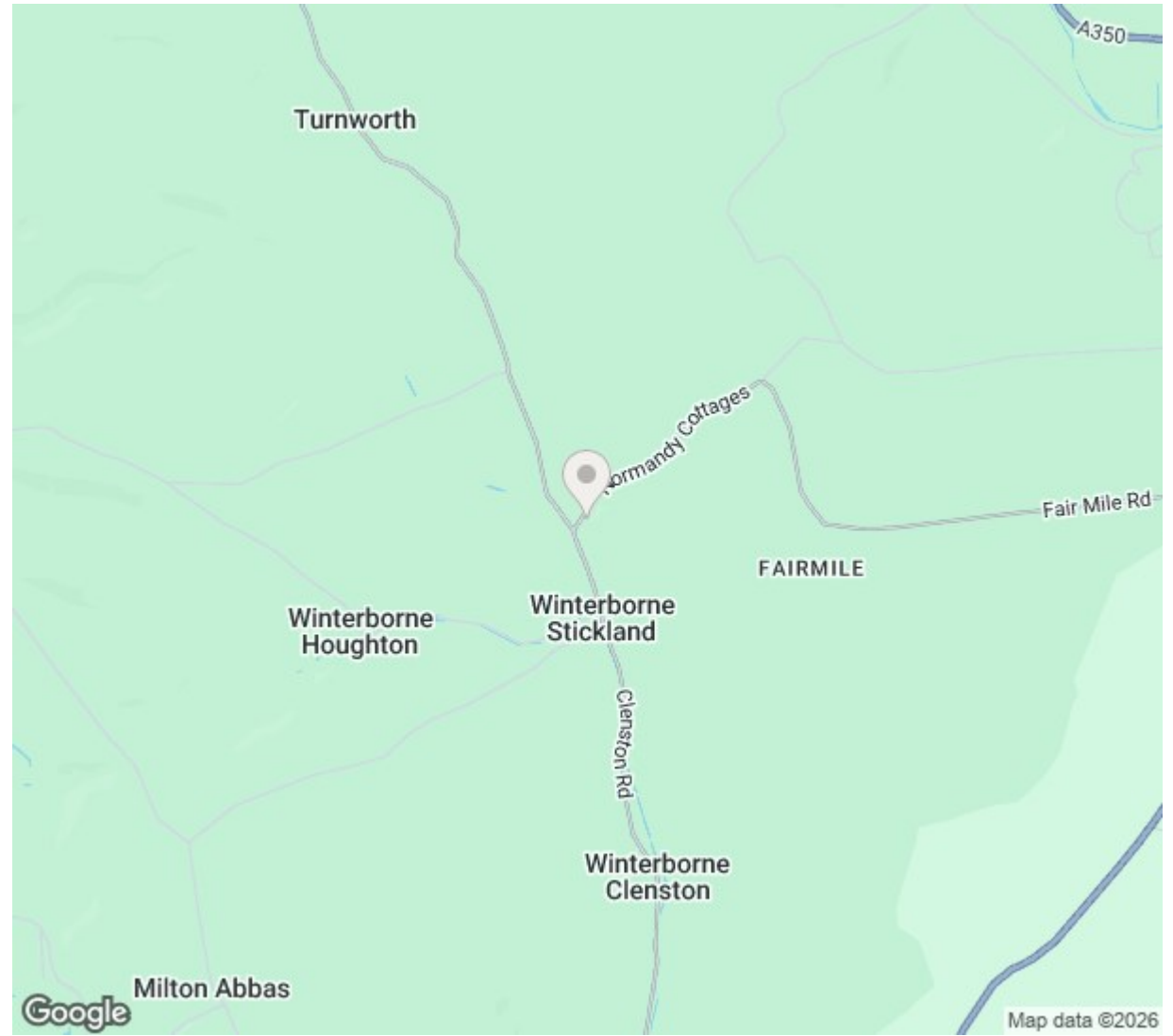
Less energy efficient

Net zero CO₂ emissions

65 This is how energy efficient the building is.

WWW.EPC4U.COM





DorCom/FR/15.01.26



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 Dorchester, Dorset DT1 3GR



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