




Unit 3 River Court, North Dorset Business Park, Rolls Mill Way, Sturminster Newton, Dorset DT10 2GA

To Let, a well-presented business/workshop unit extending to approximately 574 sqft.

 574.00 sq ft

- A modern business unit
- Attractive ground floor office fit out
- 53 sqm/574 sqft
- 3 Phase power

£6,500 Per Annum

THE PROPERTY

3 River Court is fitted out as workshop and stores on ground floor with roller shutter door and 3 Phase power.

The business unit is set around a spacious central courtyard in 3 terraces and in a landscaped environment with generous parking, and good turning space for commercial vehicles.

The unit is constructed on a steel portal frame structure with blockwork right up to the lofty eaves height. A key feature of the buildings is their high-quality specification providing good natural light and good thermal efficiency. The units have power floated floors and 3-phase electricity.

An estate service charge is payable covering the upkeep of the common areas etc - please ask for more details.

ROLLER SHUTTER DOOR

8'2" x 9'1"

External lights over.

WORKSHOP AREA

30'9" x 18'7" max

Internal lobby Disabled WC

SERVICES

Mains electricity, water and drainage.

SITUATION

River Court is a development of 9 light industrial/workshop units forming part of the North Dorset Business Park. Situated just off the A357 and close to the market town of Sturminster Newton, the site is well placed for local facilities and the wider road network.

The market town of Blandford Forum is approximately 11 miles, Poole 25 miles, Bournemouth 30 miles. There is access to the A350 via Durweston and the A303 North of Shaftesbury. Main line railway station at Gillingham approximately 8.5 miles.

ENERGY PERFORMANCE CERTIFICATE

D (100)

DorCom/JM 19.05.26

LOCAL AUTHORITY

Dorset Council: 01305 221000

Rateable Value £5,600 figures are obtained from the voa.gov website and interested parties should seek their own verification.

Lease Terms

A new lease is available to approved tenants on terms to be negotiated.

At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, as to the structural integrity of the premises and condition/working order of services, plant or equipment.

Viewings

Strictly by appointment through Symonds & Sampson LLP. Prior to making an appointment to view, the Agents strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

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.



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