

## TO LET

Flexible Office Space with Ample  
Parking

# 2A, Coldharbour Business Park, Sherborne, Dorset, DT9 4JW

## Key Features

- Unit 1 Gross Internal Area - 3,017 Sq. Ft (280.45 Sq.M.)
- Unit 2 Gross Internal Area - 5,896 Sq. Ft. (548 Sq. M.)
- Total Gross Internal Area - 8,913 Sq. Ft. (828.45 Sq.M.)
- Available as separate units or as a whole
- Large car park serving the building
- Attractive quoting rents for short/medium term lets



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Minster Chambers, 43 High Street, Wimborne, Dorset, BH21 1HR

## Location

Coldharbour Business Park is a light industrial/ office estate offering mix of warehouses, workshops, and office buildings. The business park plays host to various engineering, technology and professional service firms located conveniently close to Sherborne's town centre and railway station.

Sherborne is a historic market town, the town centre offers a charming blend of independent shops, cafes and schools making it a popular destination for locals and visitors.

## Description

The building is a purpose-built office building which is currently split into two separate self-contained units both offering ground and first floor accommodation. Each unit has its own kitchenette and toilet facilities.

The building also benefits from a large car park offering in excess of 30 spaces, which would be split accordingly depending on amount of space rented.



What3words: [cosmetic.selection.baker](#)

## Terms

Unit 1 - £15,000 per annum, exclusive  
Unit 2 - £29,500 per annum, exclusive  
Unit 1 & 2 - £40,000 per annum, exclusive

Available on new leases with terms to be negotiated.

Flexible short-term licences also available.

All tenancies are to be contracted outside the Landlord and Tenant Act 1954 Part II.

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## Accommodation

Unit 1	Sq Ft	Sq M
Ground Floor	1,506	140
First Floor	1,511	140.45
Total Gross Internal Area	3,017	280.45
Unit 2		
Ground Floor	2,948	274
First Floor	2,984	274
Total Gross Internal Area	5,896	548
Combined Total Gross Internal Area	8,913	828.45

Areas stated on a Gross Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.





## Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

## EPC

Asset Rating      To be assessed

## Rateable Value

Rating              £75,500 for the whole  
Individual units to be assessed  
Source [www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates)

## Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.

Unit 1



Unit 2



## Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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