



Unit C, Old Laundry Trading Estate, Bridport, DT6 3BD

A versatile business unit available to let immediately.



1021.00 sq ft

- Flexible accommodation to suit a range of uses
 - Good order throughout
 - Allocated parking
- Small Business Rates Exemption may apply
 - Excellent location
 - Well maintained estate

Rental Guide £12,000 Per Annum

THE PROPERTY

A flexible business unit suitable for a range of uses that fall under Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended). The property is currently arranged as offices and stores over ground and first floor levels, with a large glazed front with separate pedestrian access, leading to a reception area and carpeted stairs providing access to the first floor office. There is a large storage room to the rear and an open plan office at first floor level. Kitchen and w.c. facilities are on the ground floor and the unit has predominantly carpeted floor finishes, suspended ceiling systems and integrated lighting, all in excellent order. The unit benefits from 2 allocated parking spaces to the front.

There is a CCTV system installed, with electric heating from wall mounted and individually programmable electric radiators.

SITUATION

Bridport has a history of rope-making and is now a gateway to the Jurassic World Heritage coastline at nearby West Bay. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Bridport is conveniently placed for Dorchester and Weymouth to the East and Axminster to the West. Walking, water sports and riding opportunities are plentiful in the area. Commuting links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

The property is situated on the western side of Sea Road North, close to the junction and roundabout linking the A35 with East Street, which leads to Bridport's town centre. Neighbouring occupiers include Bridport Glass & Tile, Boilerman, Country Seats Interior Design and Bridport Upholstery.

DIRECTIONS

What3Words: ///decanter.vows.atoms

SERVICES

Mains electricity and water, private drainage.

LOCAL AUTHORITY

Local Authority:
Dorset Council - Tel: 01305 251010
Business Rates Rateable Value (from April 2026):
£11,000

EPC

Energy Performance Asset Rating: D (82)

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.leasingbusinesspremise.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.



DorCom/RH/05/02/2026



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