



19 Rear, Cambridge Road, Weymouth, DT4 9TJ

Workshop unit with office and mezzanine available to rent on popular Weymouth Industrial Estate.

 4600.00 sq ft

- Large portal steel frame building
 - Office and mezzanine
- Situated on popular Weymouth Industrial Estate
- Roller shutter doors
- Staff facilities
- Parking

£32,500 Per Annum

THE PROPERTY

The property comprises a semi-detached portal frame building with coated steel clad elevations with an office to the front and mezzanine above with staff facilities. Situated on the Granby Industrial Estate behind the Yesss Electrical Contractors.

Main Workshops 4,600sqft including under mezzanine offices

Mezzanine 132sqft

Total 4,732sqft

Compound to either side of property with roller shutter doors to each side

SITUATION

The Granby Industrial Estate, to the north west of the town centre is a principal trading estate in Weymouth

The property is in a visible location to the rear of Yess Electrical and close to the junction with Albany Road. In the area there are other major employers including, Dek, Jewsons, Travis Perkins and Screw Fix amongst others.

Main road links from the A354 to the A35 south west and East, A37 to the north. Rail links from Weymouth and Dorchester to London Waterloo and Bristol Temple Meads.

DIRECTIONS

Follow signs to Weymouth and from the north take the ring road towards the football stadium. On this roundabout follow the road through taking the next turn left onto the Granby Estate. Albany Road is second on the right and follow this down to the end. Turn left onto Cambridge Road and the property is 100m along on the right.

What3words:///pool.nature.double

LOCAL AUTHORITY

Dorset Council Tel: 01305 221000

Business Rates RV £29,250

SERVICES

Electricity, water and drainage.

ENERGY PERFORMANCE CERTIFICATE

TBC

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/JM/14.05.26



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