


Unit 5, Red Cow Farm Business Park, Lubbecke Way, Dorchester, DT1 1YE

For Lease - Single storey business unit within prestigious development.

 838.00 sq ft

- New single storey industrial unit
 - Parking front and rear
 - CCTV
- Gated courtyard
- WC and kitchen facilities
- Security lighting

£13,200 Per Annum + VAT

THE PROPERTY

For Lease, a single storey workshop/business unit comprising 838sqft (78sqm) within a prestigious development of 6 commercial units surrounding a gated courtyard. Kitchenette with water heater, disabled WC and 4 allocated parking spaces within courtyard.

Total 838sqft

5 year lease offered.

Rent £13,200pa plus VAT plus service charge of approximately £110 + VAT pcm to cover insurance, CCTV, window and gutter cleaning and general maintenance etc.

LOCATION

Located on the Eastern side of Dorchester, Red Cow Business Park is a relatively new business park conveniently close to the A35 trunk road.

LOCAL AUTHORITY

Dorset Council Tel: 01305 221000

Business Rates RV: TBA

DIRECTIONS

What3words:///boot.copyping.fatherley

ENERGY PERFORMANCE CERTIFICATE

B (44)



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.lettingbusinesspremises.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/15.04.26



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