TO LET

Industrial Buildings
From 4,090 to 13,890 sq ft
(379.96 to 1290.38 sq m)

- Factory/Warehouse Use
- Available as a Whole or as Individual Units
- To be Refurbished
- 4.5 metres eaves (14' 9")
- Forecourt/Yard

Station Road, Gillingham

A2O Enterprise Park, Old Market Centre, Station Road, Gillingham, SP8 4QQ

Myddelton & Major

LOCATION

Gillingham is a busy and growing market town situated in North Dorset, midway between Shaftesbury and Sherborne. It lies approximately 4 miles from the A303 and its junction at Mere, linking to Exeter and the West Country and the M3/London. Yeovil 25 miles, Salisbury 29 miles. The town has a population of approximately 11,500 (Source: 2021 Census) and an established local thriving business community where occupiers include Dextra Lighting, Neal's Yard Remedies, Sydenhams.

Gillingham has a main line Railway Station with connections to London Waterloo (120 minutes) and Exeter (90 minutes).

Other tenants at the Old Market Centre include Howden Joinery, Plumbase, Mole Valley and Toolstation.

DESCRIPTION

The property is a substantial factory building about to undergo refurbishment, ready for occupation as a single building, or sub-division of up to 3 units.

PLANNING

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Dorset Council, Nordon, Salisbury Road, Blandford, DT11 7LL. Tel: 01258 454111.

ACCOMMODATION

As a Whole	**13,890 sq ft**	(1290.38 sq m)

Potential Sub-Division:-

Unit A	**4,900 sq ft**	(455.21 sq m)
Unit B	**4,900 sq ft**	(455.21 sq m)
Unit C	**4,090 sq ft**	(379.96 sq m)

LEASE TERMS

A new full repairing and insuring lease(s) for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Centre.

RENT

On application.

VAT

VAT is payable on the rent.

BUSINESS RATES

To be assessed.*

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

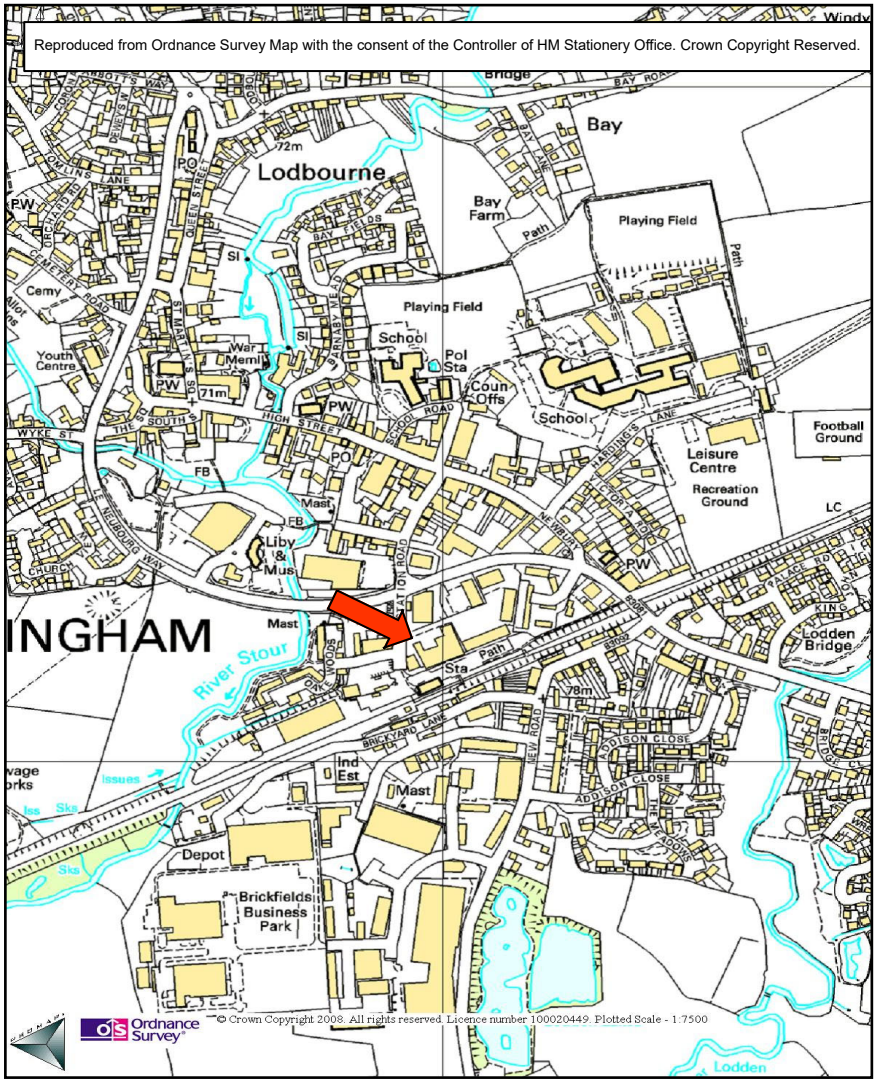
SERVICES

Mains electricity (3 phase), water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

ENERGY PERFORMANCE

The property has an EPC rating of D84.



VIEWING

Strictly by appointment only.

Ref: DS/JW/17602-J

Money Laundering Regulations Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

Code for Leasing Business Premises As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which 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 the RICS web-site, www.rics.org.

Disclaimer Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.