




## Office at Seals Cove, Shoe Lane, St Andrews House, Bridport, Dorset DT6 3EX

 970.00 sq ft

- Modern office space
- Well situated
- Flexible lease terms
- Pre-partitioned rooms

£8,400 Per Annum

## THE PROPERTY

A well proportioned, 970 SqFt office space which is available to let immediately.

This is a perfect opportunity for anyone who is looking to move into what will be a newly redecorated office suite. Having excellent connections to the South West of England.

The office consists of four main rooms, a shared entrance/hallway room which contains a kitchenette and W.C. and three office rooms, ideal for multiple desks and a meeting room.

Internally, the unit is well proportioned and allows for excellent natural light to enter.

## LOCATION

Bridport is located in the Southwest of England in the county of Dorset. Located roughly 3 miles from the sea and only a 3 minute drive into the centre of Bridport. The area has good transport links with the A35 passing right through Bridport. Some of the major towns around the area include, Weymouth (10 miles away), Dorchester (15 miles away) and Lyme Regis (12 miles away). Bridport is surrounded by the scenic beauty of the Dorset Area of Outstanding Natural Beauty, making it a popular destination for tourists.

## LOCAL AUTHORITY

Dorset Council - Tel: 01305 251010

## SERVICES

Mains water, sewerage and electricity.  
Wifi and Telephone are the responsibility of the Tenant

EPC  
TBD

## DIRECTIONS

When driving into Bridport turn right on the East Road Roundabout, heading up St Andrew Road, turning right when reaching Shoe Lane, into St Andrews Trading Estate.

## 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](http://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.



Office/Neg/Date



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