



### TO LET

Industrial/Warehouse Unit  
1249 sq ft (116.03 sq m)

- Popular Trade Centre Adjacent to Railway Station
- Includes Toolstation, Howden, Plumbase & Mole Valley
- End of Terrace Unit
- Reception Office

## Old Market Centre, Gillingham

Unit 14, Old Market Centre, Station Road, Gillingham, SP8 4QQ

## 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).

The unit forms part of a modern development of industrial/warehouse units which are accessed off Station Road on the edge of Gillingham Town Centre and adjoining the mainline Railway Station.

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

## DESCRIPTION

The premises comprise an end of terrace industrial/warehouse unit of steel frame construction with profile steel cladding to elevations and roof and cavity natural stone and blockwork walls. The unit has a separate personnel door, roller shutter loading door and fitted cloakroom facilities. The unit currently has a small partitioned office space.

**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.

## 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

Ground Floor **1249 sq ft** (116.03 sq m)  
WC Facilities

## LEASE TERMS

A new full repairing and insuring lease 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

£13,125 per annum exclusive.

## VAT

VAT is payable on the rent.

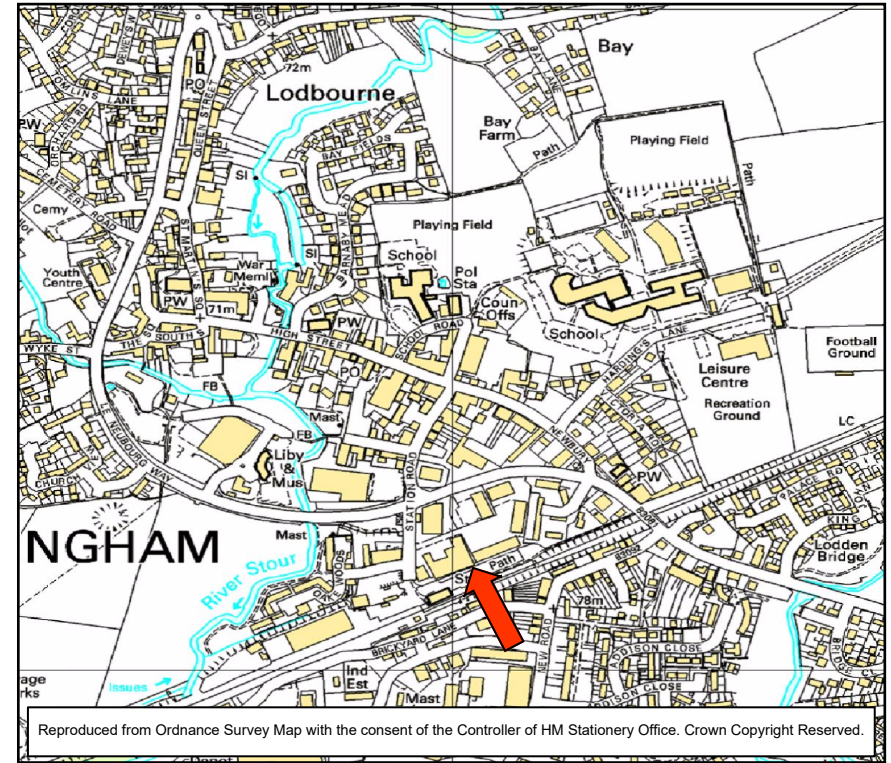
## BUSINESS RATES

Rateable Value: £9,500.\*  
Rates payable for year ending 31/03/26:  
£4,740.50\*\*

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

\*\*This property may qualify for Small Business Rates Relief.

**Code for Leasing Business Premises** As a 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](http://www.rics.org).



Reproduced from Ordnance Survey Map with the consent of the Controller of HM Stationery Office. Crown Copyright Reserved.

## SERVICES

Mains electricity, 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 D91.

## VIEWING

Strictly by appointment only.

Ref: DS/JC/JW/17602-14

**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.