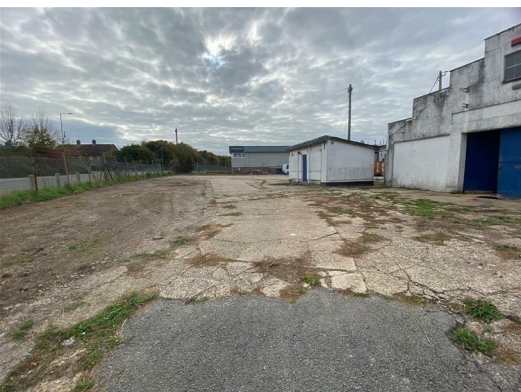


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 LANDMARK INFORMATION Plotted Scale - 1:1250. Paper Size - A4



## Yard at The Pines, Shaftesbury Lane, Blandford, Dorset DT11 7TB

10,000 sqft open yard space with sales cabin available to let.



10000.00 sq ft

- Open Yard
- Utilities and WC

- Sales Cabin
- Prominent position

£20,000 Per Annum

## THE PROPERTY

The property comprises a prominent yard with sales office and WC with direct access from Shaftesbury Lane, Blandford. The yard totals 940sqm (10,000sqft). There is right of access over adjacent workshop forecourt permitted.

## SITUATION

Blandford Forum is a Georgian Market Town of great character and charm. The population is approximately 10,000 plus a large resident population at Blandford Army Camp. Within the last decade considerable development of the industrial estate has made the town an important local employment centre. The Sunrise Business park is located on the north western fringe of the town with easy access to the by-pass. There is a good mix of trades and professions. Blandford Forum is situated on the cross roads of the A350 Bristol to Poole road and the A354 Salisbury to Dorchester Road. The major employment centres of Poole and Bournemouth are easily accessible.

## DIRECTIONS

Head north on Salisbury Road (A354) from the Blandford town centre. Continue onto Shaftesbury Lane. The Pines is located along this road. [what3words.com/place.submit.dustbin](http://what3words.com/place.submit.dustbin)

## SERVICES

Mains water, electricity and drainage.  
Mobile signal is good indoors and outdoors in the area and Ultrafast Broadband is available [www.ofcom.org.uk](http://www.ofcom.org.uk)

## LOCAL AUTHORITY

Dorset Council (01305) 221000  
Rateable Value: RV TBC

## ENERGY PERFORMANCE CERTIFICATE

N/A

## 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.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.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/14.04.26



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