



9 Glenmore Business Park, Blandford Forum, DT11 7FP

For Lease - a modern business unit.



1381.00 sq ft

- Quality unit with separate offices
- Good specification
- High Profile Position for Signage

£18,500 Per Annum

THE PROPERTY

Unit 9 Glenmore Estate is a modern high profile business unit with fitted offices.

The accommodation comprises a ground floor workshop/store benefitting from a gas space heater, shower /WC off a gas combi. There is an electric roller shutter door and security door as well as security system and CCTV can be transferred.

At first floor is a fully fitted office with store room, kitchenette and WC. This space is air-conditioned and heated.

Fridge and desks also available as well as signage blanks and fixings.

Two allocated parking spaces to front.

The accommodation breaks down as:

Ground Floor 950sqft

First Floor 431sqft

Total 1381sqft

LOCATION

The Glenmore Estate was newly constructed about 12 years ago and this unit was one the first to be sold due to its prominent location. It is close to all the main estates in the town.

Blandford town centre is a short journey by car south.

DIRECTIONS

From the bypass follow the A354 ring road around towards the northern end of the town until one can see the signage for Compton Abbas and Industrial Estates. Take the first left south towards Blandford town and then left again at the traffic lights. Lidl is on the left and the Glenmore Estate is on the right and the unit is first on the left.

LOCAL AUTHORITY

Dorset Council

Tel: 01305 221000

Business Rates:

RV £15,000

ENERGY PERFORMANCE CERTIFICATE

C (66)

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.

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.



JM/08/11/24



01305 261008 ext 3

commercial@symondsandsampson.co.uk

Symonds & Sampson LLP

6 Burraton Yard, Burraton Square,
Dorchester, Dorset DT1 3GR



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