




## Unit 3, 6d Parkway Farm, Middle Farm Way, Poundbury, DT1 3AR

First floor office suite available for lease.

 728.00 sq ft

- Popular Poundbury area
- Good natural light
- Shared facilities and parking
- Modern open plan office

£9,900 Per Annum +VAT

## THE PROPERTY

Available for lease, a modern, first floor open plan office on the Poundbury Parkway Farm Estate. The unit totals 976 sqft net plus shared common areas including male, female and disabled WC. The unit benefits from good natural light is cabled for IT and is centrally heated. There is a sink area for tea and coffee making. Parking is shared and there is a security alarm system.

## SITUATION

The property is situated at Parkway Farm, the main commercial centre at the southern side of Poundbury and located approximately 1 mile to the west of Dorchester. There is direct access to the A35 giving easy access to the coast and via the M27 and M3 to London.

## DIRECTIONS

From Dorchester follow the Bridport Road west up the hill to Poundbury. At the second roundabout take the first left turn signposted to Bridport. Parkway Farm is the third turning left. 6D is the second turn on the right within the estate.

What3words:///sketch.presides.uncouth

## SERVICES

Mains electricity, water and sewerage. Central heating.

## LOCAL AUTHORITY

Dorset Council Tel: (01305) 221000  
Business Rates: RV £6,900 (100% small business rates relief for qualifying parties)

## CODE FOR LEASING BUSINESS PREMISES

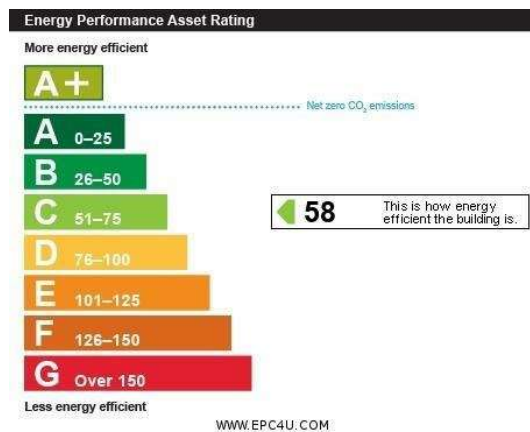
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations 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.



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