



**Unit 7, Old Market Centre,  
Station Road, Gillingham, Dorset,  
SP8 4QQ**

Industrial/Warehouse Unit

With Yard

1262 sq ft

(117.24 sq m)

**To Let**



**01722 337577**  
[www.myddeltonmajor.co.uk](http://www.myddeltonmajor.co.uk)

## 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 7,000 and an established local thriving business community where occupiers include Dextra Lighting, Focus, Neal's Yard Remedies, Sydenhams.

Gillingham has a main line Railway Station with connections to London Waterloo (120 minutes) and Exeter (90 minutes).

## SITUATION

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 Valecraft.

## DESCRIPTION

The premises comprise an end of terrace industrial/warehouse unit of steel frame construction with profile steel cladding to elevations and roof and reconstituted stone and block walls. The unit has a roller shutter door and fitted cloakroom. Adjoining the unit there is a small yard area.

## ACCOMMODATION

Ground Floor            **1262 sq ft**            (117.24 sq m)

## LEASE TERMS

A new full repairing and insuring lease for a minimum term of 3 years, subject to periodic upward only rent reviews. There is a service charge for the upkeep and maintenance of the common areas of the development.

## RENT

**£10,250 per annum exclusive.**

## VAT

Rent exclusive of VAT (if applied).

## BUSINESS RATES

Rateable Value: £8,400.\*

Rates payable for year ending 31/03/21: £4,191.60.\*\*

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

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

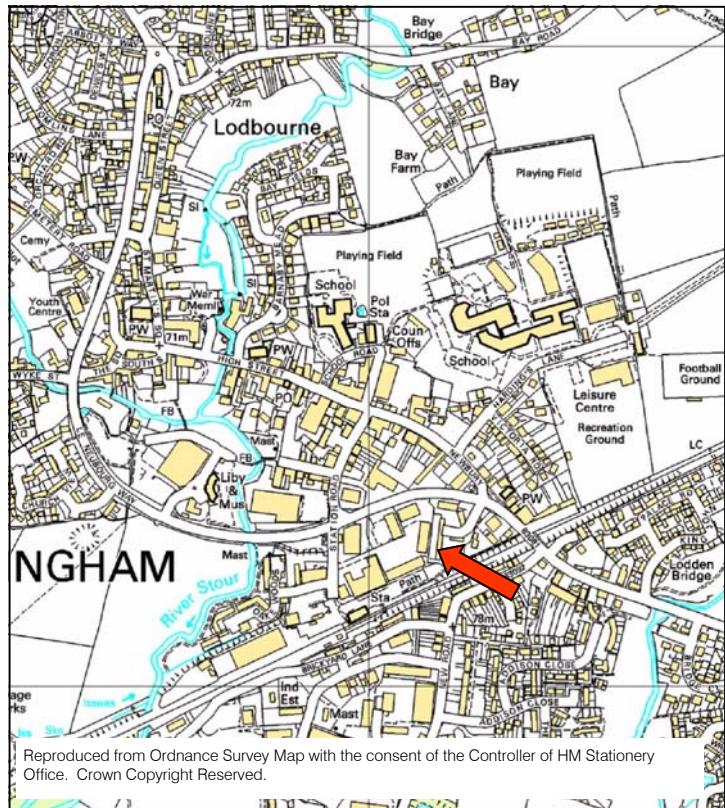
## SERVICES

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.

## PLANNING

We understand the premises have planning consent for B1 and B8 uses. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to North Dorset District Council, Nordon, Salisbury Road, Blandford, Dorset. Tel: 01258 454111.

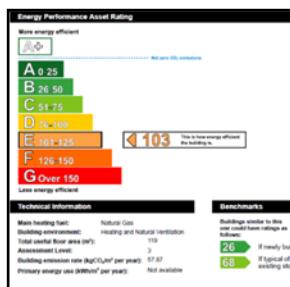


## VIEWING

Strictly by appointment only.

Ref: DS/JW/17602-7

## ENERGY PERFORMANCE



## CODE FOR LEASING BUSINESS PREMISES

As an 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).

## 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.

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