

**Units 2 & 3,  
Kingsmead Business Park,  
Gillingham, Dorset, SP8 5FB**

Period Office Buildings

From 1356 to 2981 sq ft

(125.97 to 276.93 sq m)

**For Sale or To Let**



## 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

Kingsmead Business Park is an exciting new development on the south eastern edge of the town centre (1 mile). The Business Park has frontage to the B3081 Gillingham to Shaftesbury road.

## DESCRIPTION

Kingsmead Business Park provides a range of business units comprising offices and light industrial uses. The site also has an Aldi Supermarket and substantial garden centre.

The premises comprise a Grade II Listed former farmhouse of local stone under a slate roof. It has been converted to provide office accommodation over ground, first and second floors.

The building is currently occupied by a single tenant and could be divided into two separate units. The buildings have fitted carpets, electric heating, Category II lighting, male and female cloakrooms and kitchen facilities.

## ACCOMMODATION & PRICE/RENT

Unit No.	Floor Area (Sq Ft)	Car Parking Spaces	Rent	Price
2 GF	682	7	£13,500	£162,750
FF	521			
2F	153			
<b>Total</b>	<b>1356</b>			
3 GF	705	8	Under Offer	
FF	550			
2F	370			
<b>Total</b>	<b>1625</b>			

## TENURE

Freehold or New Lease.

A service charge will be payable for the maintenance and upkeep of the common areas of the development.

## LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews.

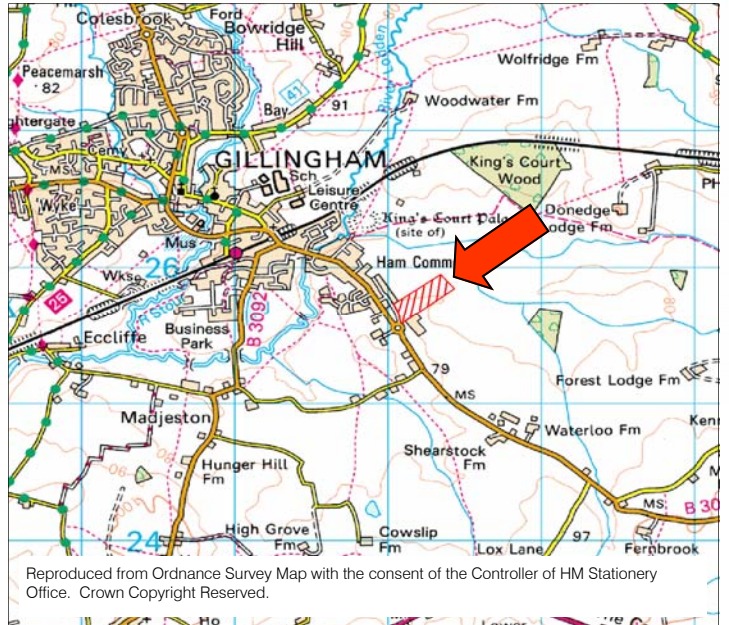
## VAT

VAT is payable on the price/rent.

## BUSINESS RATES

To be assessed.\*

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



## 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

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to North Dorset District Council, Planning Department, Nordon, Salisbury Road, Blandford, Dorset. Tel: 01258 454111.

## ENERGY PERFORMANCE

Units 2 & 3 have an Energy Performance rating of D95.

## VIEWING

Strictly by appointment only or joint agents Goadsby & Harding, 01202 550000.

Ref: DS/JW/17173-F

## 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

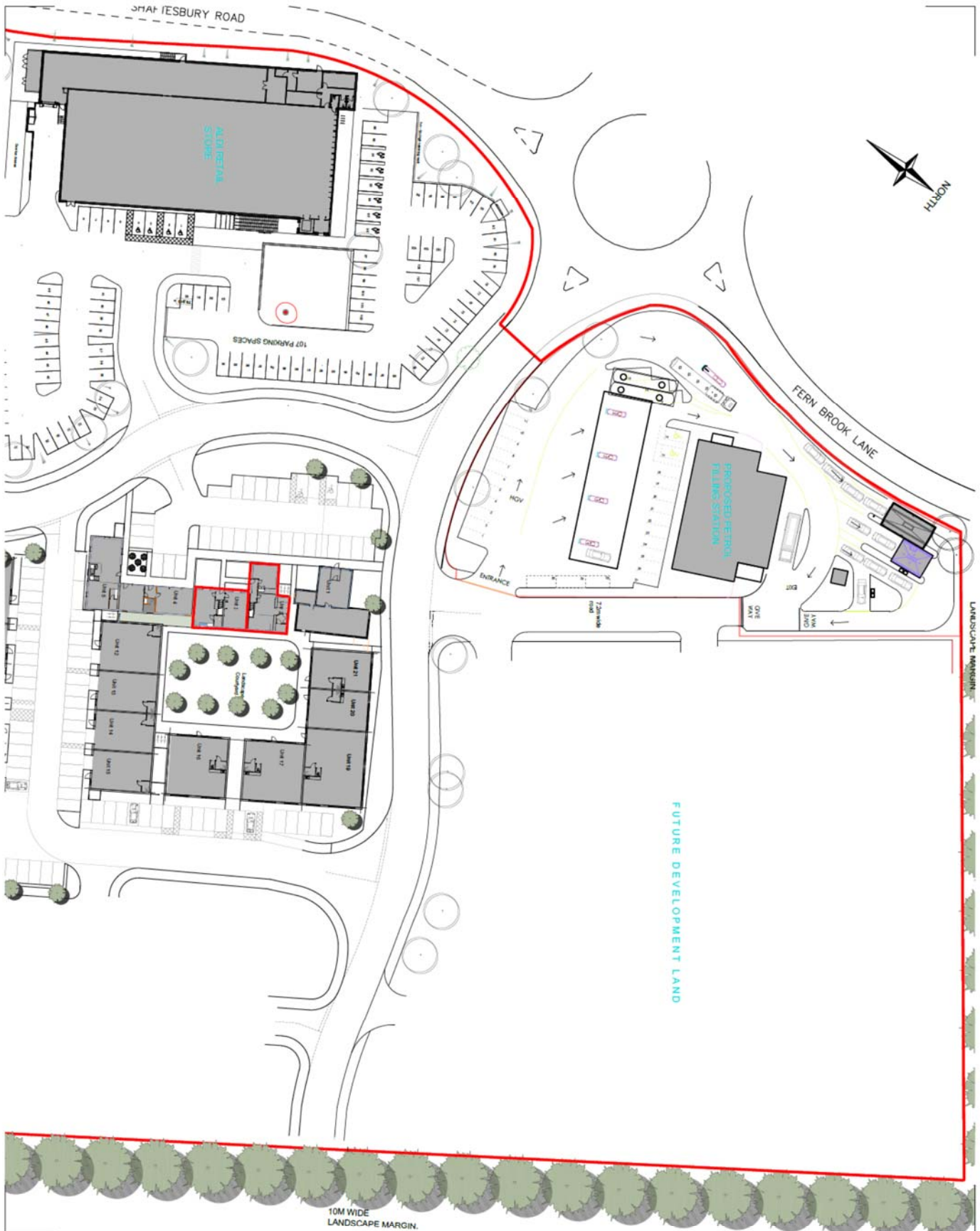
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FUTURE DEVELOPMENT LAND

10M WIDE LANDSCAPE MARGIN.

<input type="checkbox"/>	FEASIBILITY
<input checked="" type="checkbox"/>	FOR INFORMATION
<input type="checkbox"/>	FOR COMMENT
<input type="checkbox"/>	PRELIMINARY
<input type="checkbox"/>	PLANNING
<input type="checkbox"/>	BUILDING REGULATIONS
<input type="checkbox"/>	TENDER
<input type="checkbox"/>	CONSTRUCTION ISSUE
<input type="checkbox"/>	AS BUILT

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rev.	date	description
A	2018/05/03	Large retail unit on site plan
B	2018/05/03	Construction of site plan wall
C	2018/05/03	Main access relocated
D	2020/02/13	Changed to development land plan



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client: HOPKINS DEVELOPMENTS

project: PARK FARM  
 BILLINGHAM  
 DORSSET

drawing title: DEVELOPMENT LAND PLAN

scale: 1:500 @ A2  
 date: 2018/05/01  
 drawn by: P/O  
 checked by: P/O  
 drawing number: 208\_34 - 24  
 revision: D

