

gth



TO LET

City Provincial House, Granby Industrial Estate

Surrey Close, Weymouth, DT4 9TY

- Various sized office suites available on 6 plus month leases.
- Gas fired central heating
- Allocated parking
- 203 – 696 Sq Ft (18.86 – 64.66 Sq M)

Location

Granby industrial estate is a prime industrial location in Weymouth and has attracted a number of major occupiers including the Daily Echo, Ultra Electronics and the Land Registry. Weymouth town centre is approximately 2.5 kilometres to the east and Dorchester, Poole and Bournemouth are approximately 13, 46 and 55 kilometres distant.

Description

The property comprises office suites in a modern B1 office building of steel portal frame construction with brick lower elevations and plastic coated profiled steel sheeting upper elevations. The property benefits from gas fired central heating (communal system), shared Ladies & Gents WC facilities and allocated car parking.

Floor Areas

Unit 2.3	203 Sq Ft	18.86 Sq M
Unit 2.9	438 Sq Ft	40.69 Sq M
Unit 2.11	696 Sq Ft	64.66 Sq M
Unit 2.11a	376 Sq Ft	34.93 Sq M

Terms

The suites are available on leases for minimum terms of 6 months (outside the security of tenure provisions of the Landlord and Tenant Act 1954, Part II).

The rent is inclusive of all costs except business rates, telephone charges and internal maintenance of own suite. Rent is payable quarterly in advance and is subject to fixed annual increases of 2.5% excluding VAT.

Ret

Unit 2.3	£3,045 per annum, exclusive.
Unit 2.9	£6,570 per annum, exclusive.
Unit 2.11	£10,440 per annum, exclusive.
Unit 2.11a	£5,640 per annum, exclusive.

Rates

A search on the Valuation Office Agency website revealed the following Rateable Values:

Unit 2.3	£1,775
Unit 2.9	£4,600
Unit 2.11/2.11a	£12,750 (to be reassessed)

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offers received will be assumed to be net of VAT unless stated otherwise. We are informed that exemption from VAT has been waived and therefore VAT will be payable on the rent.

Legal Costs

There is a standard lease and the incoming tenant to contribute £300 plus VAT towards the landlord's legal costs. If a tenant wishes to change the terms, the incoming tenant to also be responsible for the landlord's additional legal fees, to be negotiated.

EPC

The EPC rating for the property is D (85).

Note

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

Viewing

Strictly by appointment with sole agents:-

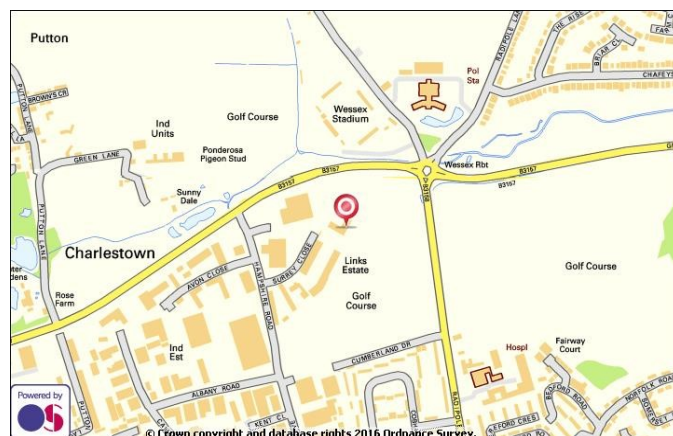
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Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.