

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background in the top left corner of the image.

gth

The text 'Rural Workshop' is written in white on a dark green, rounded rectangular background in the bottom left corner of the image.

Rural Workshop

TO LET

Millers Farm,

Buckland Newton, Dorchester, DT2 7DJ

- Rural workshop - 2,781 sq ft
- General industrial (Class B2).
- Three phase electricity supply.
- 3 car parking spaces.
- Wood burning blown air heater.

New lease, flexible terms - £10,000 per annum, exclusive.

Location

The property is located in rural environment close to Buckland Newton.

Description

A rural workshop of 258.4 sq m (2,781 sq ft). The premises benefits from a three phase electricity supply and wood burning blown air heater.

Floor Areas

The property extends to approximately 258.4 sq m (2,781 sq ft) and comprises workshop areas, an office, stores and a WC. Externally there is room to park 3 cars on the forecourt and 5 cars to the side. There is also access and turning for articulated lorries.

Planning

We understand the property may be used general industrial use (Classes B2 of the Town and Country Planning Use Classes Order 1987, as amended).

Lease

A new internal repairing and insuring lease, subject to a Schedule of Condition, terms to be negotiated.

Business Rates

To be reassessed.

Service Charge

A service charge is payable for buildings insurance, communal maintenance and cleaning. Further details on request.

Legal Costs

Ingoing tenant to be responsible for the landlords legal costs incurred in the transaction.

Service Charge

A service charge is payable for buildings insurance and communal maintenance. Further details on request.

Energy Performance Certificate

The EPC rating for this property is A (11)

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offers receive will be assumed to be net of VAT unless stated otherwise.

Fixtures & Fittings

All fixtures and fittings are specifically excluded unless mentioned in these particulars. No tests have been carried out on any appliances or services at the premises and neither the owners nor their agents give any warranty as to their condition. Prospective occupiers should make their own investigations.

Note

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyance 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

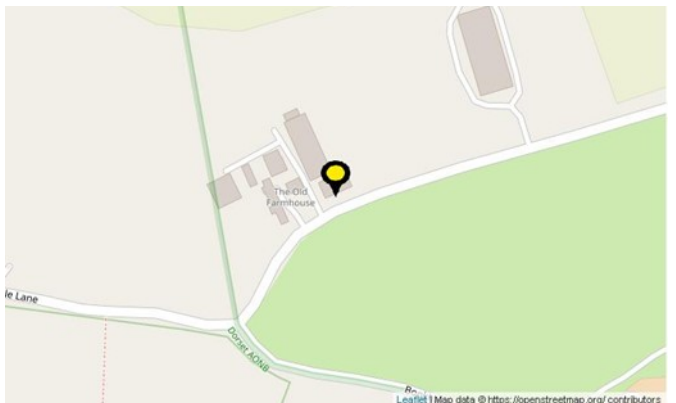
Strictly by appointment with sole agents:-
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Important Notice

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.

