

TO LET

Flexible Office Space with Ample
Parking

2A, Coldharbour Business Park, Sherborne, Dorset, DT9 4JW

Key Features

- Unit 1 Gross Internal Area – 3,017 Sq. Ft (280.45 Sq.M.) – Now Let
- Unit 2 Gross Internal Area – 5,896 Sq. Ft. (548 Sq. M.) – Available
- Large car park serving the building
- Attractive quoting rents for short/medium term lets



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Minster Chambers, 43 High Street, Wimborne, Dorset, BH21 1HR

Location

Coldharbour Business Park is a light industrial/ office estate offering mix of warehouses, workshops, and office buildings. The business park plays host to various engineering, technology and professional service firms located conveniently close to Sherborne's town centre and railway station.

Sherborne is a historic market town, the town centre offers a charming blend of independent shops, cafes and schools making it a popular destination for locals and visitors.

Description

The building is a purpose-built office building which is currently split into two separate self-contained units both offering ground and first floor accommodation. Each unit has its own kitchenette and toilet facilities.

The building also benefits from a large car park offering in excess of 30 spaces, which would be split accordingly depending on amount of space rented.



What3words: **cosmetic.selection.baker**

Terms

Unit 1 – Now Let

Unit 2 – £29,500 per annum, exclusive

Available on new leases with terms to be negotiated.

Flexible short-term licences also available.

All tenancies are to be contracted outside the Landlord and Tenant Act 1954 Part II.

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Accommodation

Unit 1 – LET	Sq Ft	Sq M
Ground Floor	1,506	140
First Floor	1,511	140.45
Total Gross Internal Area	3,017	280.45
Unit 2 – AVAILABLE		
Ground Floor	2,948	274
First Floor	2,984	274
Total Gross Internal Area	5,896	548
Combined Total Gross Internal Area	8,913	828.45

Areas stated on a Gross Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.





Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating To be assessed

Rateable Value

Rating £75,500 for the whole
Individual units to be assessed
Source www.gov.uk/find-business-rates

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.

Unit 2 – Available



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

Ben Simpkin | 07871 373 069 | bsimpkin@mavarealestate.co.uk

Clare Julyan | 01202 887 555 | cjulyan@mavarealestate.co.uk



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