



Unit 5 Uplands Industrial Park, Uplands Way, Blandford Heights, Blandford, DT11 7UZ

Light Industrial / Storage Unit with option to purchase

- Approx. 177.4 sq m (1,910 sq ft) GIA
- £15,000 per annum exclusive
- 3 parking spaces
- Semi-detached unit
- Existing lease with option to purchase
- Immediately available

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LOCATION

Uplands Industrial Park forms part of Blandford Heights Industrial Estate which is located on the outskirts of Blandford Forum. Uplands Industrial Park is accessed via Plough Estate which connects with Shaftesbury Lane. Shaftesbury Lane links to A350 (Blandford by-pass) and A354 Salisbury Road.

Blandford town centre is approx. 1.5 miles from the property and provides a range of amenities and shops.

DESCRIPTION

The property comprises a semi-detached industrial unit of steel portal frame construction with part brick/block work lower elevations and part profile steel upper clad elevations under a pitched profile roof with translucent daylight panels.

The unit has a personnel door and an up and over sectional loading door which measures 3.1m wide by 4m high. The specification includes:

- 3 phase electricity supply
- LED strip lighting
- Power points
- Gas supply
- Single WC
- Minimum eaves height of 4.5m

The property has 3 parking spaces in the forecourt area in front of the unit.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,910	177.44	Available
Total	1,910	177.44	

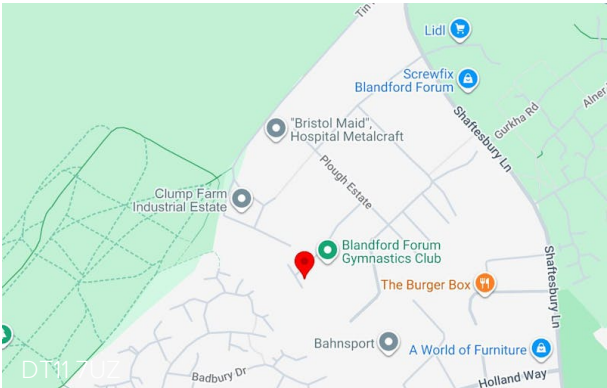
TENURE

The property is available by way of an assignment of a Full Repairing and Insuring lease which expires on 9 November 2033. The lease has a break option on 10 November 2028 and a rent review on the same date.

The lease also provides an Option to Purchase the freehold interest in the property at any time after 9 November 2026. Further details are available from the Agents.

RENT

£15,000 per annum exclusive of business rates and VAT.



SUMMARY

Available Size	1,910 sq ft
Rent	£15,000 per annum
Rateable Value	£14,500
EPC Rating	B (50)

VIEWING & FURTHER INFORMATION

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