

TO LET

Modern End of Terrace Industrial Unit
in Popular Business Park

26 Glenmore Business Park, Wend-AI Road, Blandford Forum, Dorset, DT11 7FP

Key Features

- Gross Internal Area – 1,388 Sq. Ft. (129 Sq. M.)
- 4 Allocated Parking Spaces
- 6.6m Internal Eaves Height
- First Floor Mezzanine with stairlift providing disabled access
- Solar Panels, LED Lighting and Air Conditioning
- Available by way of a new full repairing and insuring lease at a rental of £14,950 per annum, exclusive.



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

Location

Blandford Forum is a popular Georgian market town located approximately 20 miles north west of Bournemouth and 25 miles south west of Salisbury.

The unit is located on Glenmore Business Park, a newly developed business park comprising of 34 units in a landscaped setting within Blandford Forum, Dorset.

Description

The unit is located on Glenmore Business Park, a newly developed business park comprising of 34 units in a landscaped setting within Blandford Forum, Dorset.

The unit is steel portal framed with roller shutter door, 6.6 meter internal eaves height and has a versatile mezzanine which could be used as offices/industrial or retail purposes (stp).

The ground floor is said to have a loading capacity of 15 kN/m², and the unit benefits from mains water, 3-phase electricity and solar panels. The unit also incorporates daylight panels which compliments the unit by facilitating reduced electricity usage throughout the day.

Externally, there is 1 parking space in front of the unit and 3 allocated parking spaces marked up a short distance from the unit. A 5th parking space is available in front of the unit however this is not demised on a permanent basis.

Trading Hours

The site shall operate between 0800 – 1830 on weekdays and 0900 – 1630 on Saturdays and at no other times. There shall be no operation at any time on Sundays or Bank Holidays.



What3words: **because.trappings.impresses**

Planning

We understand the unit has B1 & B8 consent but all parties are advised to make their own enquires of the local authority for confirmation.

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Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor	936	87
First Floor	452	42
Total Gross Internal Area	1,388	129

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

Terms

The premises are available by way of a new full repairing and insuring lease for a term of 6 years at a commencing rent of £14,950 per annum, exclusive.

The lease is to be outside the provisions of the Landlord and Tenant Act 1954 Part II.

The property is not elected for VAT.

EPC

Asset Rating B (28)

Rateable Value

Rating £11,000
Source www.gov.uk/find-business-rates

Code of Leasing

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.

Important Notice

The marketing of these premises is being undertaken in order to mitigate the losses of the landlord and those of the tenant but strictly without prejudice to the rights of the landlord in respect of arrears of rent, current and future rents and other obligations of the tenant.



This photo is for visual purposes only.



Contact Us

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

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