



## PROSPECT HOUSE, SANDFORD LANE, WAREHAM, BH20 4DY

OFFICE TO LET

4,021 SQ FT (373.56 SQ M)



**Vail  
Williams**



# Summary

## TWO STOREY OFFICE BUILDING - GROUND FLOOR TO LET

Available Size 4,021 sq ft

Business Rates N/A

EPC Rating B (50)

- 4 miles South West of A35
- Wareham train station less than 400 yards from the property
- Suspended ceilings with inset florescent strip lighting
- Air conditioning
- Eight person lift
- Kitchen facilities on both floors





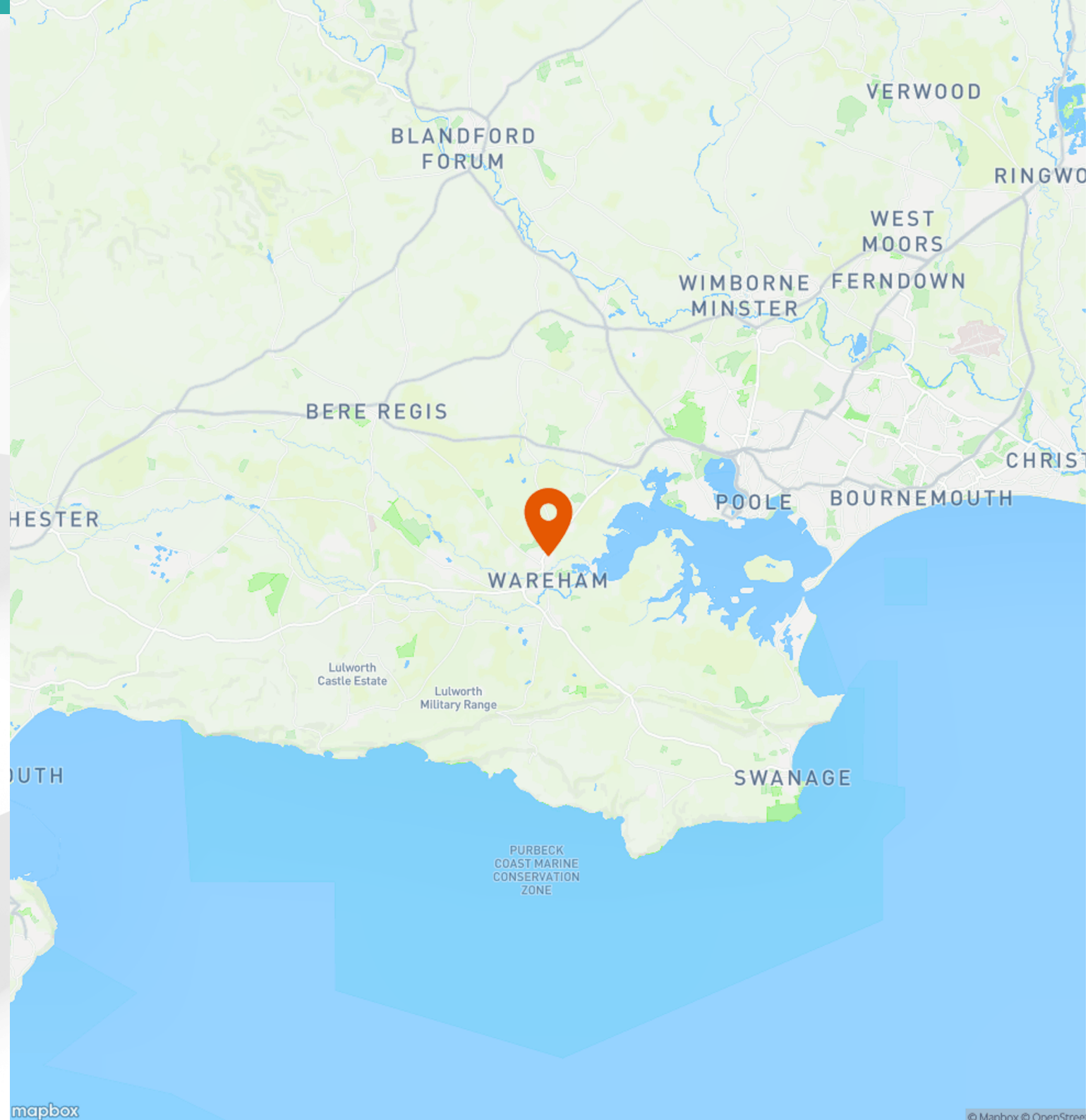
# Location



**Prospect House, Sandford Lane, Wareham, BH20 4DY**

Wareham is a historic market town in Dorset approximately nine miles to the south west of Poole and 20 miles to the east of Weymouth. It is situated less than four miles to the south west of the A35 which provides the main access to Poole and Bournemouth to the east and Dorchester to the west.

Wareham has a mainline railway station which is situated less than 400 yards from the subject property, and provides a regular service to London Waterloo.









# Further Details

## Description

The property comprises a detached two storey office building of steel frame construction built approximately 12 years ago with a mixture of rendered and timber clad elevations, and aluminium framed double glazed window units.

The office space is arranged in an L-shape and is predominantly open plan, although there is an degree of demountable partitioning currently installed. There are adequate ladies and gents WC facilities on each floor together with disabled WC facilities.

There is a good level of car parking both to the front and rear of the building together with a separate bike shelter.

## Tenure

The property is held by way of a 99 year ground lease from 24th April 2009 at a current ground rent of £19,500 per annum. There are five yearly rent reviews with the next review due from 24 April 2024.

A copy of the ground lease is available upon request.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Accommodation

The accommodation comprises the following areas which have been calculated on a net internal floor area basis in accordance with the Royal Institution of Surveyors Code of measuring practice.

Name	sq ft	sq m	Availability
Ground - Office space	3,861	358.70	Available
Ground - Store	160	14.86	Available
1st - Office	3,532	328.13	Under Offer
<b>Total</b>	<b>7,553</b>	<b>701.69</b>	

## Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.









## Enquiries & Viewings



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