



Unit 7 Vanguard Works, Blandford Heights
Industrial Estate, Blandford Forum, DT11 7TE

Industrial Unit with Office

- £12,000 per annum exclusive
- Clear height approx. 2.9m
- Parking
- Three-phase electricity
- Roller shutter door approx. 2.7m X 2.7m

Unit 7 Vanguard Works, Blandford Heights Industrial Estate, Blandford Forum, DT11 7TE

LOCATION

The property is located on the Blandford Heights Industrial Estate approximately ¾ mile from the Town Centre.

Blandford is situated approximately 16 miles to the north west of the Bournemouth/Poole conurbation and approximately 22 miles to the south west of Salisbury with good access to each provided via the A350 and A303 respectively.

DESCRIPTION

The Unit is situated within a terrace of four similar units each constructed of cavity brick walls supporting a corrugated fibrous cement roof incorporating translucent roof lights and internal liner sheets.

The accommodation consists of a rectangular factory incorporating an office (5.4M deep X 3M wide approx.) and two separate WC's each to the front of the unit. The unit itself has a gross overall depth of 24.3M and width of 9.3M approximately. The unit further benefits from an electrically operated roller shutter loading door to the front elevation. Two security drop posts have been installed immediately in front of the roller shutter door.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,425	225.29
Total	2,425	225.29

SPECIFICATION

We are advised of the following specification:-

- Three phase electricity
- Roller shutter door (approx. 2.7m wide x 2.7m high)
- Four car parking spaces
- Eaves height of approx. 2.9m (9'6")

TERMS

A new 3 to 21 year FRI Lease is offered subject to 3 yearly upwards only rent reviews.

RENT

£12,000 per annum exclusive of VAT. Payable quarterly in advance

LEGAL COSTS

The ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred in the preparation of a new Lease.

BUSINESS RATES

The Valuation Office Agency states that the property has a rateable value of £13,500. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually. Rates payable may also be subject to transitional or small business rates relief and interested parties are therefore encouraged to contact the Local Rating Authority directly.



SUMMARY

Available Size	2,425 sq ft
Rent	£12,000 per annum exclusive, payable quarterly in advance
Rateable Value	£13,500
EPC Rating	E (106)

VIEWING & FURTHER INFORMATION

Jayne Sharman

01202 661177 | 07747 773999

jayne@sibbettgregory.com

**sibbett
gregory**

More properties @ www.sibbettgregory.com

FINANCE ACT 1989: Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction. IMPORTANT NOTE: At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings. IDENTIFICATION: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering -the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed. Generated on 18/04/2023