



UNIT 15 ANVIL CENTRE, PROSPECT BUSINESS PARK, SWANAGE
£17,000 +VAT Per Annum

Modern light industrial premises, recently constructed and situated on a new Business Park on the outskirts of Swanage, approximately 1 mile from the town centre. The building has been constructed to a high standard in accordance with BREEAM (Building Research Establish Environmental Assessment Method) with Purbeck stone and facing brick lower elevations and upper elevations clad with light grey composite sheeting under a mono-pitched roof.

MAIN AREA 13.2m max x 6.65m widening to 8.84m (43'4" max x 21'10" widening to 29'), reception desk with cupboards under, worktop with stainless steel sink with cupboard under, radiators, large roller shutter door, steel centre staircase to mezzanine floor.

INNER OFFICE 3.78m x 2.12m (12'5" x 6'11"), radiator.

SHOWER ROOM/WC 2.64m x 2.37m (8'8" x 7'9"), West, shower cubicle, WC, wash basin.

MEZZANINE FLOOR 8.84m x 6.73m (29' x 22'1"), radiator, gas fired combination boiler.

OUTSIDE Secure, enclosed yard.

TENURE New lease, for a negotiable term, at a rental of £17,000 per annum. Tenant will be responsible for paying the insurance of the building and will be expected to pay 3 months rent in advance.

SERVICES All mains services connected, 3 phase electricity.

BUSINESS RATES To be assessed, however with the current Small Business Relief the Rates Payable is nil, although this must be confirmed by your Conveyancer prior to exchange of contracts.

VIEWING By appointment only please through the Agents, Corbens, 01929 422284. Please note the post code for this unit is **BH19 1EJ**.

Property Reference: PRO1906

THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

