



To Let

Unit 8, Vanguard Works, Blandford Heights Industrial Estate, Blandford Forum, DT11 7TE

Industrial /Warehouse Premises

- £12,000 per annum exclusive
- Three phase electricity
- End of Terrace
- Gross internal area approx. 225.29 sq m (2,425 sq ft)
- 4 allocated car parking spaces
- Immediately available

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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 property comprises an end of terrace industrial unit with brick elevations under a pitched roof incorporating translucent daylight panels. The premises benefits from:

- Reception/ office
- Personnel door
- Roller shutter door
- Minimum eaves height of approx 3 m
- Concrete floor
- Three phase electricity
- Two WCs
- Loading area
- Four parking spaces

TENURE

The unit is available on a new full repairing and insuring lease incorporating upward only rent reviews every 3 years.

RENT

£12,000 per annum exclusive.

The rent is exclusive of business rates, service charge, VAT, buildings insurance and utilities

SERVICE CHARGE

There will be a service charge for the maintenance and upkeep of the common areas of the Estate.

BUSINESS RATES

The Valuation Office Agency states that the property has a rateable value of £14,500. 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.

LEGAL COSTS

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

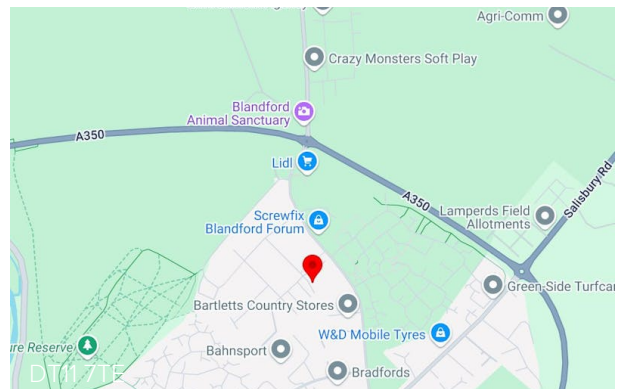
USE

Motor or leisure related activities will not be permitted.

EPC

The premises has the following rating:

E (101)



SUMMARY

Available Size	2,425 sq ft
Rent	£12,000 per annum exclusive
Rateable Value	£14,500
EPC Rating	E (101)

VIEWING & FURTHER INFORMATION

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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 09/10/2024