



GRAINSTORE, BLANDFORD FORUM, DT11 7EG

TRADE COUNTER / INDUSTRIAL / WAREHOUSE TO LET

1,349 TO 4,666 SQ FT (125.33 TO 433.49 SQ M)



Summary

Industrial / Warehouse Units - To Let

Available Size	1,349 to 4,666 sq ft
Rent	£14,000 - £40,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order
Business Rates	Upon Enquiry
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

- Refurbished Industrial / Warehouse Units
- Sizes available from 1,349 sq ft



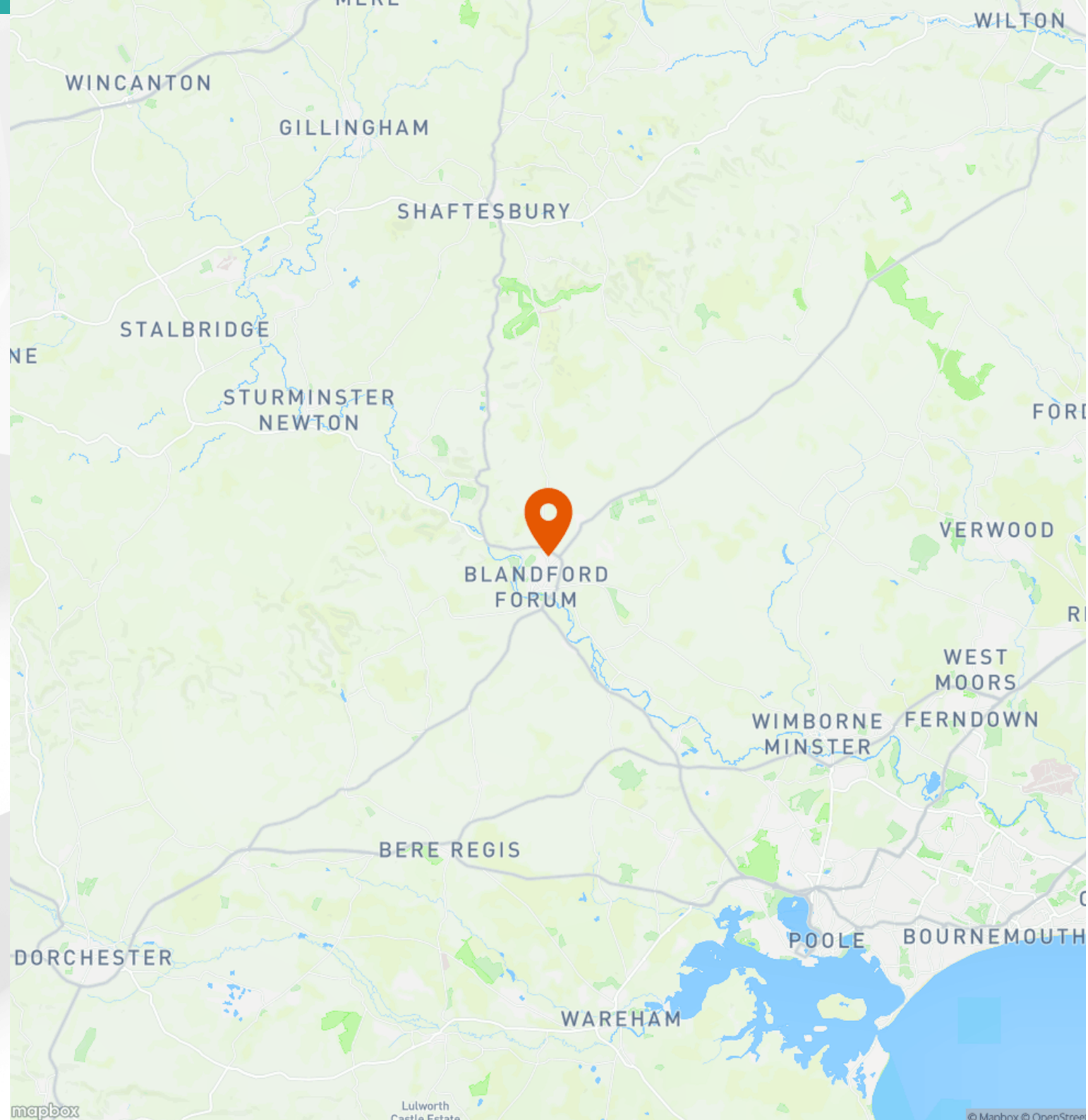
Location



**Grainstore, Shaftesbury Lane,
Blandford Forum, DT11 7EG**

The Grainstore is located behind Mark Robbins Carpets & Beds showroom on Shaftesbury Lane.

It is conveniently located 1 mile from Market Place which provides the town's variety of independent shops, boutiques, banks, cafes, restaurants and pubs.





Further Details

Description

The Grainstore provides a variety of workshops, warehouses and offices of various sizes.

Unit LB29 and LB 22-28 provide full height industrial / warehouses with steel clad front elevations with internal blockwork walls under steel clad roofs incorporating daylight panels. Access is by way of either personnel doors or via roller shutters measuring 4.5m W x 4.3m H.

The units are arranged as an open plan full height warehouse and benefit from the following specification:-

- Concrete floor
- Communal Male and female WC
- Daylight panels
- Personnel door
- 3 phase electric
- Fibre Broadband Connection

Externally the units benefits from a concrete forecourt to the front providing parking.

There is onsite CCTV security and 24/7 access.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent	Availability
Unit - LB 29	1,349	£14,000 /annum exclusive.	Available
Unit - LB 22-28	3,317	£26,000 /annum exclusive.	Available
Total	4,666		

Terms

Available by way of a new internal repairing and insuring lease for a negotiable term incorporating periodic open market rent reviews. The landlord is responsible for the external elements of the building.

Service Charge

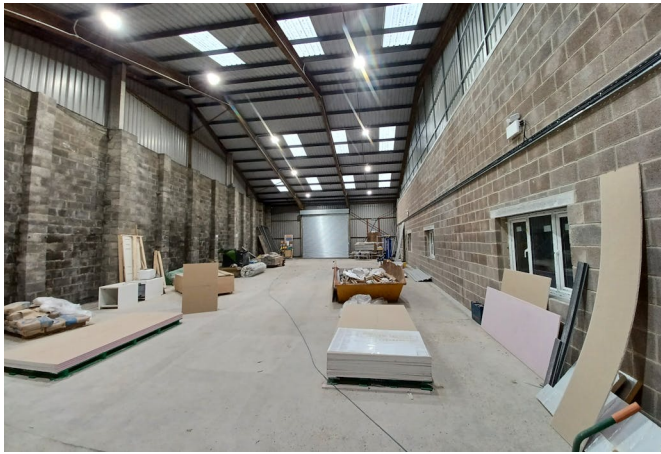
An estate service charge is payable in respect of the upkeep, maintenance and management of the common parts of the estate. Interested parties are urged to make further enquiries.

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.

Business Rates

The tenant will be directly responsible for the business rates. The Ratable Values are to be re assessed.





Enquiries & Viewings



Ben Duly

bduly@vailwilliams.com

07771 542132

01202 558262



Bryony Thompson

bthompson@vailwilliams.com

07741 145 629

01202 558 262



**Vail
Williams**

[View on our website](#)