



**UNIT 17 ANVIL CENTRE, PROSPECT BUSINESS PARK, SWANAGE
£9,995 PA +VAT LEASEHOLD**

- Substantial commercial premises with spacious accommodation situated on a modern Business Park on the Western outskirts of Swanage, approximately 1 mile from the town centre
- Built to a high standard in accordance with BREEAM (Building Research Establishment Environmental Assessment Method with part Purbeck stone elevations, the remainder clad with light grey composite sheeting under a mono pitched roof.

ACCOMMODATION

GROUND FLOOR

Workshop 10.18m max x 7.53m (33'5" max x 24'9").

Shower Room 2.7m x 2.46m (8'10" x 8'1")

FIRST FLOOR

Office 7.53m x 6.9m (24'8" x 22'8")

OUTSIDE

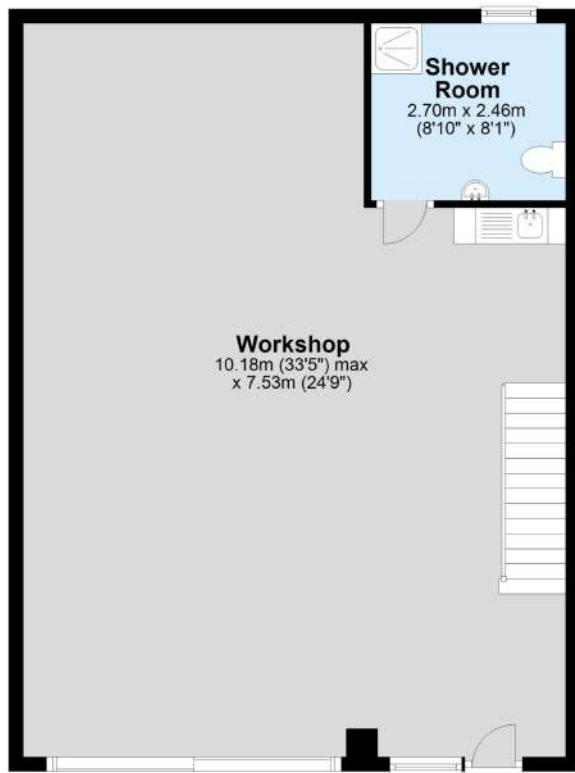
Parking for 2-3 vehicles.

Property Reference PRO2159



- Lease Terms:
 - Rent free period conciderd.
 - New flexable lease.
 - Commencing rental of £15,950 plus VAT pa, payable quarterly in advance.
 - Rent Review in the 5th year.
 - 3 Months Rent to be paid in advance together with a share of the insurance of the building, approximately 25%.
 - Deposit £500 to be refunded at the end of the tenancy, subject to the property being left in a satisfactory condition.
- Services - Mains water, drainage and 3 phase electricity
- Rateable Value £7,300, Rates Payable 2025/2026 £4,740.50, however, with the Current Small Business Relief the Rates Payable is nil.
- Viewing By appointment only please through the Agents, Corbens, 01929 422284. Please note the post code for this property is **BH19 1EJ**.

Ground Floor



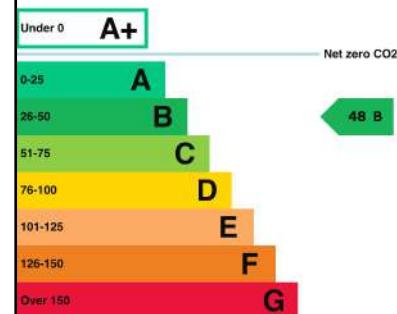
Total Approximate Floor Area 128m² (1,378sq ft)

First Floor



Energy rating and score

This property's energy rating is B.



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.



