



Unit 2, Gold Hill Business Park, Child Okeford, Blandford Forum, Dorset DT11 8HF

A refurbished self contained mid-terrace workshop/warehouse measuring approx. 1,455 sq ft with parking,

 1455.00 sq ft

- 2,143 sq ft
- EV Charger
- Multiple types of use
- High quality warehouse/workshop
- Secure gated site with CCTV
- Flexible terms available

To Let: £12,000 per annum

THE PROPERTY

A refurbished self contained mid-terrace light industrial workshop/warehouse measuring approximately 1,455 sq ft (135.17 sq m), with parking, The unit is of steel portal frame construction with profile steel cladding, a concrete floor and it comes with EV charging points, kitchen and toilet facilities, with an option for a mezzanine floor for additional storage. The unit has a and a motorized roller shutter door and it is within a secure and alarmed site with CCTV and a security gate.

5.26m eaves, with height under the mezzanine frame of 2.40m.

SITUATION

Child Okeford is situated beneath Hambledon Hill, surrounded by countryside designated as a National Landscape. The village is situated well away from main roads and traffic noise and the river Stour with its lush meadows and lightly wooded hillside is to the South. The village has an excellent range of amenities including a shop, post office, two public houses, doctors surgery, primary school, organic shop and church. It is within easy distance of Blandford Forum (6 miles) Shaftesbury (8 miles) Sturminster Newton (5 miles) and Bournemouth (25 miles). The area is well known for its excellent range of independent and state schools.

Gold Hill Business Park is in a quiet location, some 4 miles from Sturminster Newton, 6 miles from Blandford Forum town, 8 miles from Shaftesbury, 10 miles from Gillingham and 20 miles from Poole.

LOCAL AUTHORITY

Local Authority: Dorset Council - Tel: 01305 251010

Rateable Value: To be assessed.

SERVICES

Mains electricity and water services are connected, private drainage system.

3 phase electricity supply, LED lighting, ultra fast full fibre broadband connection

EPC

Energy Rating: 54 (C)

DorCom/RH/06.04.2

CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- www.leasingbusinesspremise.co.uk.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.



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