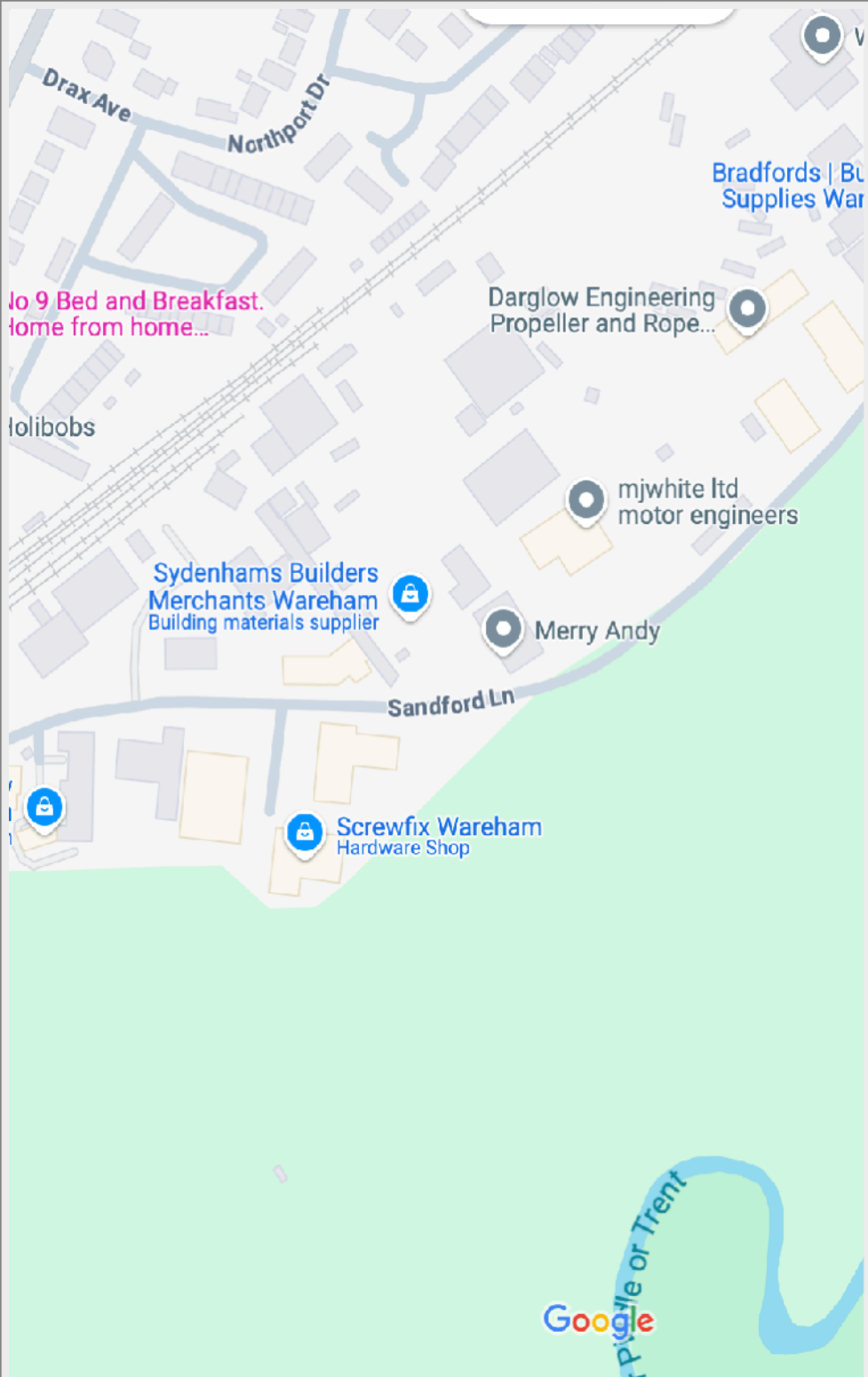


**157 Sq.M.**  
**(1,690 Sq.ft.)**

Unit 10  
Sandford Lane Industrial Estate  
Wareham  
BH20 4DY



**WATTS | HOLT**  
COMMERCIAL AGENTS AND SURVEYORS



### DESCRIPTION

The property comprises a recently refurbished end terrace, two storey business unit. Formed of brick/block elevations the unit is accessed by a pedestrian door to the front and roller shutter to the rear.

The ground floor provides largely open plan storage/workshop space with stairs to the first floor which is currently configured to provide three offices.

Further benefits include:

- New Kitchen
- Gas Fired Central Heating
- WC Provision
- Fluorescent & LED Lighting
- 2 Allocated Parking Spaces

Gross internal area 4.9M x 16.3M per floor  
Maximum head height in Ground - 2.4M

### RENT

**£14,000** Per Annum exclusive of VAT, insurance, business rates and service charge where applicable.

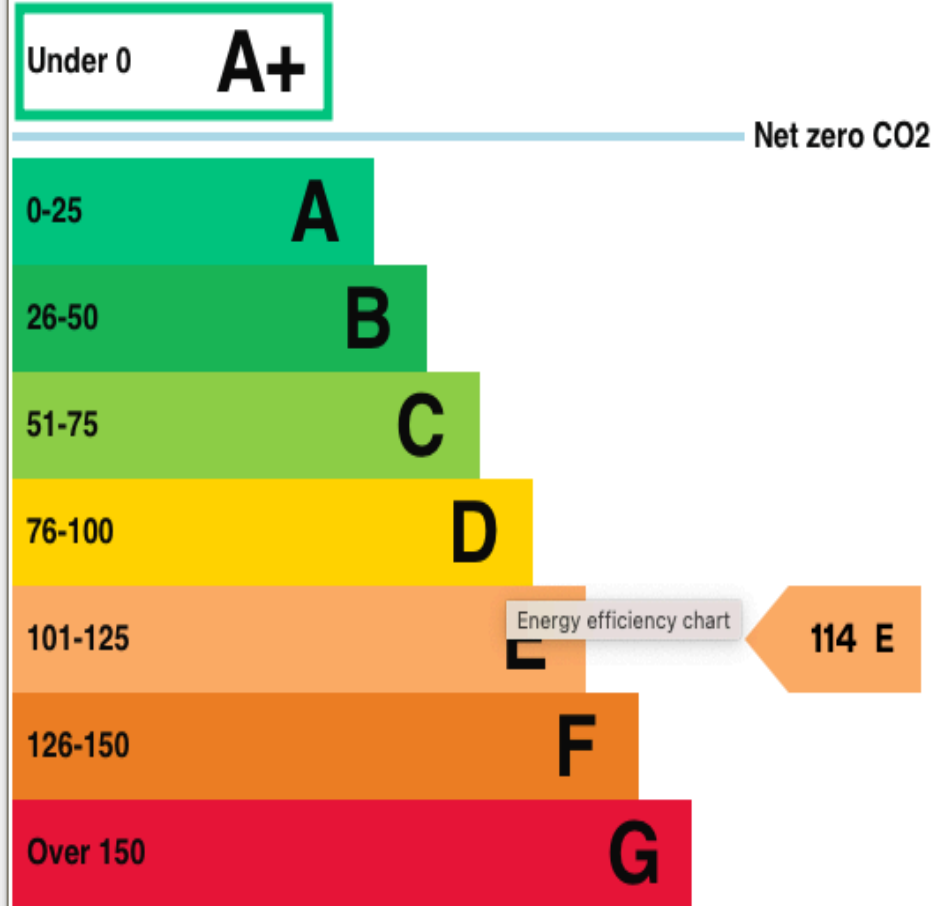
### LOCATION

The unit is accessed directly from Sandford Lane which connects to the A351. Ideally located to provide access to the A35 dual carriageway and the major road networks to the East and West. Wareham Train Station is less than a mile away and provides frequent service on the Weymouth to Waterloo line.

### TENURE

The premises are available to rent by way of new full repairing and insuring lease for a term to be agreed

This property's current energy rating is E.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more CO2 your property is likely to emit.

## PLANNING

We understand that the unit has planning consent for Class E - Commercial.

In accordance with our usual practice, however, all interested parties are encouraged to contact Purbeck Planning department on (01929 556561) with respect to authorised use of the property and their proposed use.

## LEASE COSTS

Watts Holt can prepare a new tenancy agreement for a term of up to three years at a cost of £350 plus VAT to the incoming tenant, or alternatively a tenancy agreement for a term of up to six years can be prepared in house at a cost of £550 plus VAT to the incoming tenant.

## FINANCE ACT 1989

Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.

## BUSINESS RATES

The VOA website confirms a rateable value of £6,310 and the current small business rate multiplier is 49.9p

The Government has doubled Small Business Rate Relief. Eligible occupiers may benefit from having a significantly reduced liability for Business Rates (up to 100% relief where properties have a rateable value of £12,000 or less) during this period. Applicants must check their eligibility and entitlement to any related benefits with the relevant Local Authority.

Interested parties are advised to obtain confirmation of the rateable value and rates payable from the local authority.

For more information visit:

<https://www.gov.uk/introduction-to-business-rates>

## IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract.

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01202 461 586 | hello@wattsholt.com | wattsholt.com





## TRUST, DILIGENCE AND COMMERCIAL SAVVY

Making a name for ourselves on the south coast by winning your trust. Watts Holt are a multi-disciplined agency and consultancy based on the South Coast with years of experience in all aspects of commercial property.

We provide advice on valuations, lettings and sales of all commercial property, including shops, offices, industrial units and land both locally and nationally. As well as providing a full building consultancy service to small and large clients, covering all aspects of the built environment.

Our extensive market knowledge and prompt approach to matters has earned us the reputation as one of the most active agencies in the area, with clients from multi-national property corporations to the smallest investor looking to maximise the value of their portfolio.

With our RICS Regulated surveyors, we provide all clients with a professional and commercial service designed to suit their specific needs and have a wide range of experience in dealing with various building types and construction projects.

Arrange a viewing today

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