

## **Unit 27A/B Old Street, Bailey Gate Industrial Estate, Sturminster Marshall, Bailie Gate Industrial Estate, 27a Old Street, Sturminster Marshall, Wimborne, UK**

### **Office**

The subject property comprises a suite of offices situated on the Ground Floor only of a part two-storey building constructed of brick walls under a flat roof.

### **Accommodation**

On Ground Floor only the property extends to 48.29 Sq M, (518 Sq Ft), approx. and comprises a suite of three inter-connecting offices with a separate WC. Access is via a personnel door to the front elevation. Office 1 - 5.69M wide X 4.38M deep Office 2 - 2.98M wide X 4.38M deep Office 3 - 2.37M wide X 3.39M deep Separate WC - 2.37M wide X 0.97M deep The offices benefit from a suspended ceiling grid and lighting, dado trunking to two offices, carpet tiles to all offices with vinyl floor covering to the Separate WC. Wall-mounted electric heaters are fitted to part.

### **Features**

- SUSPENDED CEILINGS
- PART DADO TRUNKING
- ELECTRIC HEATING TO PART
- SEPARATE WC

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### **Location**

The property is located on a rapidly expanding and improving industrial estate with good access via the A350 to Poole town centre, (approx. 6 miles), Wimborne town centre (approx. 3 miles) and Blandford (approx. 8 miles).

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### **Area**

**518 ft<sup>2</sup> / 158 m<sup>2</sup>** Measurements approximate

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# Rental

£5,750 per annum + VAT Payable quarterly in advance

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# Rating

The Valuation Office Agency states that the property has a rateable value of £3,150. 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.

125 energy rating Energy rating band



# Terms

A new 3 year minimum term FR&I Lease is offered. Longer terms will be considered subject to 3 yearly upward-only rent reviews. Break Clauses are an option but are dependent on the length of term and covenant of the ingoing tenant. Subject to negotiation.

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# Legal Costs

The ingoing tenant to be responsible for the landlords reasonable legal costs incurred in the preparation of a new Lease.

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**(01202) 745442**

STRICTLY SUBJECT TO CONTRACT • ALL MEASUREMENTS APPROXIMATE

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