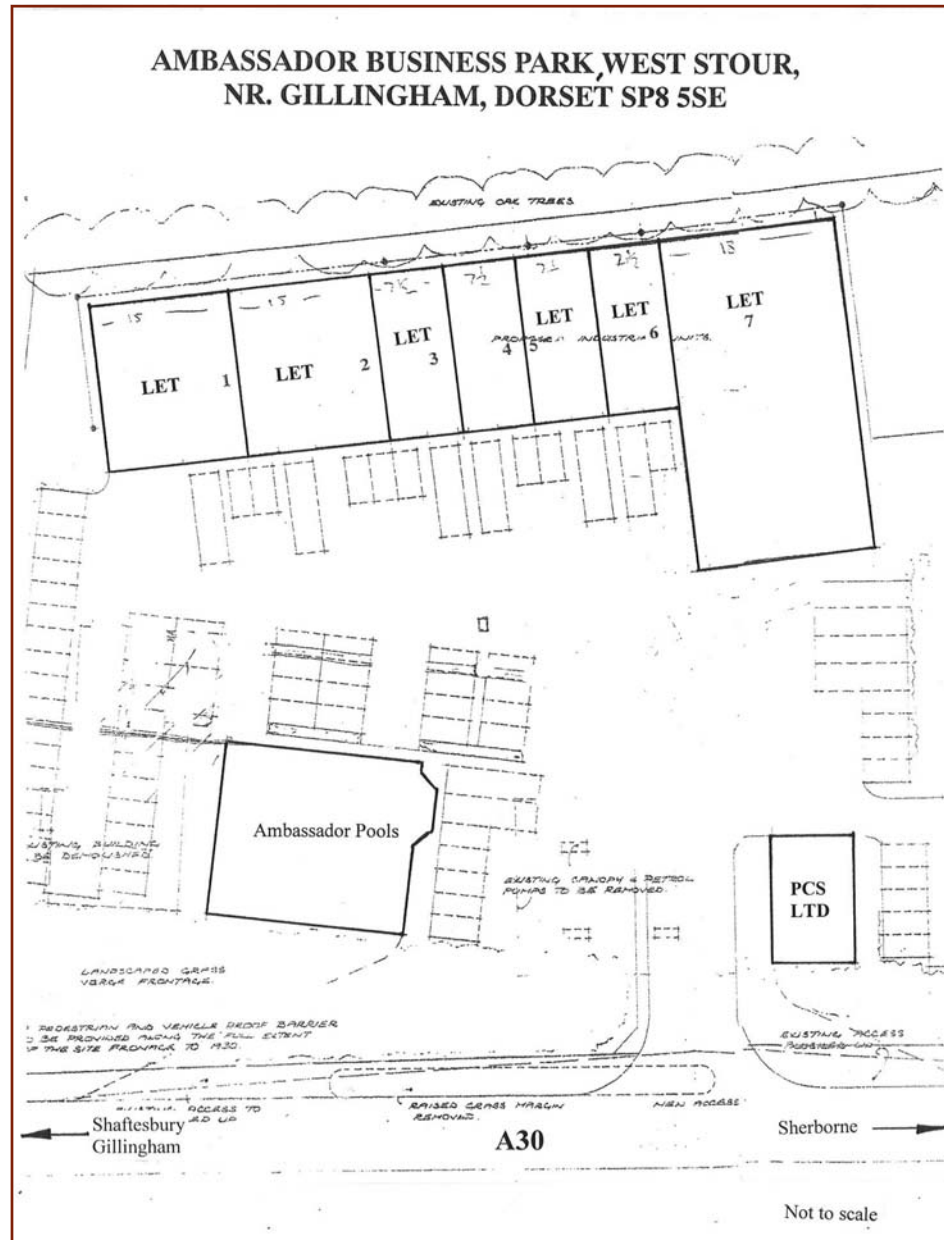


4 AMBASSADOR BUSINESS PARK, WEST STOUR SP8 5SE



**Gilyard Scarth**

The Old Cycle Shop, Long Street,  
 Sherborne, Dorset, DT9 3BS  
 Tel: 01935 817360 Fax: 01935 817354  
 e-mail:sherborne@gilyardscarth.co.uk  
 www.gilyardscarth.co.uk



**Agent's Note: Any plans which form part of these particulars are illustrative only and are not to scale**

These particulars and anything said or written by or on behalf of Gilyard Scarth in relation to this property may be regarded as a general guide only, and not as representations or warranties. Nor do they form part of any offer or contract.

# Gilyard Scarth

Please reply to Sherborne

## TO LET

**B1 UNIT - 1603 SQ. FT. INC. MEZZANINE**



**4 AMBASSADOR BUSINESS PARK  
 WEST STOUR  
 NR. GILLINGHAM  
 DORSET  
 SP8 5SE**

Ambassador Business Park is an impressive modern secure development of nine business units which lie on the south side of the A30 Shaftesbury - Sherborne road about 3 miles SW of Gillingham which has a main line station.

Shaftesbury 6 miles. Mere/A303 7 miles. Sherborne 10 miles.

Further information overleaf...

TO LET

The Old Cycle Shop, Long Street  
**SHERBORNE**  
 Dorset DT9 3BS  
 TEL 01935 817360 Fax 01935 817354  
 sherborne@gilyardscarth.co.uk

The Old Wine Merchants, 25 High Street  
**SHAFTESBURY**  
 Dorset SP7 8JE  
 TEL 01747 851122 Fax 01747 851113

The Old Pine Shop, High Street,  
**GILLINGHAM**  
 Dorset SP8 4QT  
 TEL 01747 825533 Fax 01747 826000  
 gillingham@gilyardscarth.co.uk

Associated Office  
 The Old Coffee Tavern, Salisbury Street  
**MERE**  
 Wiltshire BA12 6HA  
 TEL 01747 860372 Fax 01747 861120  
 mere@gilyardscarth.co.uk

gilyardscarth.co.uk rightmove.co.uk

**ESTATE AGENTS | CHARTERED SURVEYORS | AUCTIONEERS | COMMERCIAL AGENTS | LETTING AGENTS**

## 4 AMBASSADOR BUSINESS PARK, WEST STOUR SP8 5SE

## 4 AMBASSADOR BUSINESS PARK, WEST STOUR SP8 5SE

### The Premises

...comprise a single B1 unit with roller shutter door, front window and personal door, Cloakroom/W.C. and small Mezzanine. Dimensions and floor areas are:

<b>Ground Floor</b>	Overall depth	59'3"	
	Overall width	24'7"	
	Eaves height	17'0"	
	Net lettable floor area:		1411 sq. ft.
<b>Mezzanine</b>	About 16'9" x 11'6"		
	Net lettable area:		<u>192 sq. ft.</u>
			<u>1603 sq. ft.</u>

### Services

Mains electricity (in. 3 phase) & water. Private drainage. Telephone cabling laid on but not connected. Note -services not tested by Agent.

### Service Charge

Service Charge (£480 p.a. approx.) is payable by Tenants for maintenance of the yard and grounds, buildings insurance and the shared private drainage system.

### Letting terms

FRI lease for a term of years to be agreed at a starting rent of £8500 per annum exclusive of rates, subject to upwards-only review at three-yearly intervals.

Lettings to motor trade, allied uses or noisy or potentially smelly uses will not be considered.

### Rating

Rateable Value	£6200
Business Rate payable 2008/9	£2864

\*Note - this could be subject to Small Business Rates Relief. Check your eligibility with North Dorset D.C. on 01258 484162 (Rates Dept.).

### Legal Costs

Incoming Tenant to bear the Landlord's reasonable legal expenses incurred in formalising the letting arrangements.

### Inspections/Further Information

Contact John Scarth or Neville Thorne at:

## Gilyard Scarth

The Old Cycle Shop, Long Street,  
Sherborne, Dorset, DT9 3BS  
Tel: 01935 817360 Fax: 01935 817354  
e-mail:sherborne@gilyardscarth.co.uk  
[www.gilyardscarth.co.uk](http://www.gilyardscarth.co.uk)

