

Gilyard

Scarth Commercial

A prestige office building on Sherborne's
Premier Business Park



Site Plan

Sherborne, Dorset

Opportunity to purchase contemporary Offices

Guide Price £480,000

Colorhouse, Coldharbour Business Park, Sherborne DT9 4JW

Location/Situation

The property is well located on the Town's premier Business Park at Coldharbour, situated on the north eastern outskirts of Sherborne. The Business park has a wide variety of primarily office based users which include the MoD, ATIL and Accounts for Business. The building was completed in the year 2000 and is a substantial two-storey building comprising primarily B1 office space.

The town of Sherborne offers a wide range of retail, business and leisure facilities with transport linkages provided by the A30 and nearby A303 trunk road. There is a mainline railway station with regular services to London Waterloo.

The Property

The Colorhouse building is constructed of brick elevations under a tiled roof. It is 5,000 sq. ft. in total consisting of 4 x 1000 sq. ft. office suites with an additional 1,000 sq. ft. consisting of Reception area, toilet facilities, kitchens, small office and stairwell with upper galleried landing area. The ground floor offices have an extra ceiling height of 2.82m.

The building consists of many modern contemporary facilities including air conditioning, dado trunking, suspended ceilings with inset cat2 lighting and three phase supply. There are excellent parking facilities with up to 24 spaces.

A feature of the property is the potential to develop a significant extension which could provide a further 2,000 sq. ft. of useable floor area. Obviously this would be subject to obtaining the appropriate planning consent but there was an original permission granted for a ground floor extension as shown on the Site Plan on the front page.

Services

Combined heating and air conditioning system. Mains water, electricity and

drainage. Fire and Intruder systems and emergency lighting is installed. Gas is supplied to meter to the perimeter of the building although currently not used. **Please note the Agent has not tested the services.**

Tenure

Freehold

Directions

Leaving Sherborne in an easterly direction on the A30 take the left hand turn at the Coldharbour roundabout into the Business Park. Continue right round through the Business Park and Colorhouse is found at the end of the cul-de-sac at the top end of the Estate.

Guide Price

Offers in the region of **£480,000**

Inspections

By prior appointment with Neville Thorner at Gilyard Scarth's Sherborne Office 01935 817360.

Agents Note

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. The Services at the property have not been tested. The plans which form part of these particulars are illustrative only and are not to scale.

£480,000