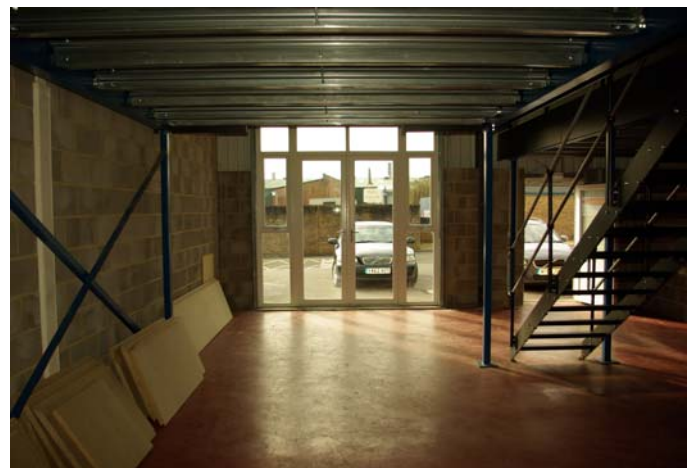


DRAFT



Sherborne, Dorset

Modern Business Unit to Let

Rent Guide £11,000 p.a.

Unit 4, South West Business Park, Sherborne DT9 4PS

Location/Situation

The property is located at the South West Business Park on the southern outskirts of Sherborne near the railway station. The Park has a wide variety of users including AA Signs, Sherborne Hire Centre, Bill Butters Windows and The Present Finder.

The property comprises a modern business unit in a terrace of similar properties. 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

Unit 4 is a mid terrace business unit of steel portal frame construction with roller shutter and personal doors to the front. The current owner has installed fully glazed doors behind the roller shutter door to produce more contemporary premises. Another feature of the property is a substantial mezzanine which is fully carpeted and provides good quality business space at first floor level. The accommodation is as follows:

Ground Floor 93m² (1000 sq. ft.) containing toilet block with kitchenette, electric distribution, fully glazed frontage set inside roller shutter door.

Mezzanine 81m² (820 sq. ft.) with safety cage for receiving pallets at first floor level. This area is fully carpeted and has potential for office use particularly if windows are installed in the rear elevation.

To the front of the property is a forecourt parking area which also provides commercial access to the front of the building.

Services

Mains water, electricity and drainage are connected to the property. **Please note the Agent has not tested the services.**

Tenure

A new lease is available on flexible terms.

Rental Deposit

The ingoing tenant is required to pay £1,000 security deposit refundable at the end of the tenancy.

Legal Costs

The Tenant is to meet the Landlord's reasonable costs in the preparation of the lease.

Rent Guide

£11,000 per annum.

VAT

Under the Finance Act 1989, we recommend that prospective tenants satisfy themselves and establish any VAT implications prior to entering into agreement. We understand the Landlord intends to charge VAT on the rent.

Directions

At Sherborne Station take the road through the car park adjacent to Bradfords that leads into the heart of the S.W. Business Park.

On entering the S W Business Park continue on the road to the right and the terrace containing Unit 4 will be found at the end of this road on the right hand side with the first Unit being occupied by The Present Finder.

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.

£11,000 p.a.