

**Gilyard**

**Scarth  
Commercial**



# Sturminster Newton, Dorset

Modern Business Unit to Let

**Rent Guide £20,000 p.a.**

# Unit 5, Barnhaven Farm, Rivers Corner, Sturminster DT10 2AD

## Location/Situation

The property is conveniently located on the outskirts of Sturminster Newton just off the main A357 which links the town to Blandford and Sherborne. The Unit is part of a complex with a number of other users including Cranborne Stone.

The nearby town of Sturminster Newton has a good range of retail, business and leisure facilities with transport linkages provided by the nearby A357.

## The Property

Unit 5 is a detached, contemporary business unit of steel portal frame construction with good eaves height and access provided by two roller shutter doors. The property was completely rebuilt 5 years ago and now has clear span space with concrete block elevations under a pitched roof covered with cement fibre roof sheets.

The accommodation is primarily workshop/warehouse although there is also within the building an office suite, kitchenette and toilet block providing gents and ladies facilities. The overall accommodation totals 5,600sq ft.

The property is approached through the small commercial development at Barnhaven Farm and to the front of the building is some parking and access area whilst to the side is reasonable sized yard with additional parking facilities. Commercial access to the building is provided by two roller shutter doors.

## Services

Mains electricity is connected to the property as is mains water which is supplied via a sub-meter. Drainage is to a private system.

**Please note the Agent has not tested the services.**

## Tenure

A new lease is available on flexible terms.

## Legal Costs

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

## Rent Guide

£20,000 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.

## Directions

Heading eastwards along the A357 towards Blandford take the first turning on the right after entering Sturminster Newton signposted to Hazelbury Bryan. Proceed into the small hamlet of Rivers Corner and take the right in the centre of the village which takes you into the Barnhaven Farm complex. Continue on this road and Unit 5 will be found in the heart of the estate.

## 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.

**£20,000 p.a.**