

**Unit 4, Kingsmead Business Park,  
Gillingham, Dorset, SP8 5FB**

Attractive Period Office Building

721 sq ft

(66.98 sq m)

**For Sale or To Let**



## LOCATION

Gillingham is a busy and growing market town situated in North Dorset, midway between Shaftesbury and Sherborne. It lies approximately 4 miles from the A303 and its junction at Mere, linking to Exeter and the West Country and the M3/London. Yeovil 25 miles, Salisbury 29 miles. The town has a population of approximately 11,756 (Source: 2011 Census) and an established local thriving business community where occupiers include Dextra Lighting, Focus, Neal's Yard Remedies, Sydenhams.

Gillingham has a main line Railway Station with connections to London Waterloo (120 minutes) and Exeter (90 minutes).

## SITUATION

Kingsmead Business Park is an exciting new development on the south eastern edge of the town centre (1 mile). The Business Park has frontage to the B3081 Gillingham to Shaftesbury road.

## DESCRIPTION

The Business Park extends to approximately 10 acres, and is serviced by a new roundabout off the Gillingham/Shaftesbury road. The site provides a range of new offices, industrial, warehouse and roadside uses.

Adjoining an attractive Listed local stone office building, Unit 4 has been converted from barns to a high standard. Unit 4 provides a ground floor arranged as two separate offices with a reception, kitchen and cloakroom. The accommodation has fitted carpets, central heating and Category II lighting. There are 3 allocated on site car parking spaces.

## ACCOMMODATION

Office	721 sq ft	(66.98 sq m)
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## TENURE

Freehold or New Lease.

There is a service charge payable for the maintenance and upkeep of the common areas of the Estate.

## PRICE

£120,000.

## LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews.

## RENT

£7,250 per annum exclusive.

## VAT

Price/rent exclusive of VAT (if applied).

## BUSINESS RATES

Rateable Value: £4,350.\*

Rates payable for year ending 31/03/18: £2,027.10.\*\*

\*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

\*\*This property may qualify for Small Business Rates Relief\*.



## SERVICES

Mains electricity (3 phase), water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

## PLANNING

Planning consent was granted for B1 (office use). For further enquiries contact North Dorset District Council, Planning Department, Nordon, Salisbury Road, Blandford, Dorset. Tel: 01258 454111.

## ENERGY PERFORMANCE

The premises are a Listed Building and therefore do not require an EPC.

## VIEWING

Strictly by appointment only or joint agents Greenslade Taylor Hunt, 01935 423474.

Ref: PH/DS/JW/17173-4

Regulated by the RICS.



## CODE OF PRACTICE

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the web-site: [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk).

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