

FREEHOLD  
FOR SALE  
OR TO LET



ANOTHER  
**GLENMORE**  
DEVELOPMENT  
[www.glenmore-group.co.uk](http://www.glenmore-group.co.uk)

# GlenmoreBusinessPark

WEND-AL ROAD, BLANDFORD FORUM, DORSET DT11 7FP

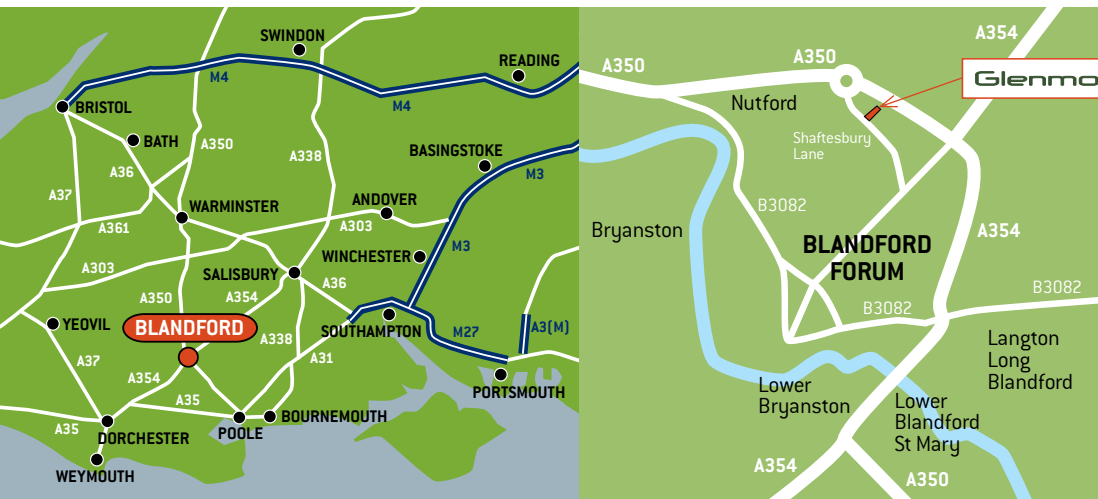


**NEW DEVELOPMENT OF OFFICE/INDUSTRIAL/WAREHOUSE/TRADE COUNTER UNITS**

**1,355 - 1,420 sq ft** SET IN A LANDSCAPED BUSINESS PARK LOCATION

## LOCATION

Blandford Forum is a thriving Georgian Market Town with a population of around 10,000 (Source: 2001 Census). The town has enjoyed considerable residential and commercial growth since 2000. The regional centre of Poole is approximately 15 miles to the south east.



## SITUATION

Glenmore Business Park has been constructed fronting Higher Shaftesbury Road, which has direct access to the A350 Blandford Bypass and A354 Salisbury Road and serves the main entrance to the Blandford Heights Industrial Estate opposite.

## DESCRIPTION

Glenmore Business Park is a new development of office/industrial/warehouse units. The units are of steel portal frame construction with part brick and blockwork elevations and profile steel cladding to walls and roofs and feature a cedar cladding panel. Each of the units within Blocks E & F will be served by a roller shutter door, and will benefit from upvc windows and doors, photovoltaic panels, allocated parking and a loading area. They will also include a structurally integrated first floor capable of being upgraded to office space, subject to any necessary consents.



## TENURE

Freehold or Leasehold.

## LEASE TERMS

New full repairing and insuring lease(s) for a term to be agreed, subject to upward only open market rent reviews every 3 years.

## SERVICE CHARGE

There will be a service charge for the maintenance and upkeep of the common areas of the Estate.

## RENT & PRICE

On application.

## VAT

VAT will be payable on the price/rent.

## BUSINESS RATES

To be assessed.

## BLOCKS E & F ACCOMMODATION SCHEDULE

BLOCK E			
Unit No.	Ground Floor Sq Ft	First Floor Sq Ft	Total Sq Ft
19	936	441	1,377
20	925	430	1,355
21	925	430	1,355
22	936 Under Offer / Let / Sold	452	1,388
23	925 Under Offer / Let / Sold	441	1,366
24	925	430	1,355
25	925 Under Offer / Let / Sold	430	1,355
26	936 Under Offer / Let / Sold	452	1,388
BLOCK F			
Unit No.	Ground Floor Sq Ft	First Floor Sq Ft	Total Sq Ft
27	947 Under Offer / Let / Sold	473	1,420
28	947	462	1,409
29	947 Under Offer / Let / Sold	473	1,420

The above floor areas are approximate, gross internal, scaled off plan.

## SERVICES

Mains electricity (3 phase), gas, telecom, water and drainage available. NB. Blandford is one of the few towns due to benefit from the next phase of BT's super-fast fibre broadband deployment.

## PLANNING

Planning consent has been granted for use within Class B1 (office, research & development and light industrial) and B8 (storage & distribution) which includes 15% ancillary retail use.

Hours of operation 8.00 am to 18.30 weekdays; 9.00 am to 14.30 on Saturdays.

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to North Dorset District Council, Nordon, Salisbury Road, Blandford, Dorset.

Tel: 01258 454111.

### IMPORTANT NOTICE

Myddelton & Major, Symonds & Sampson LLP and Sibbett Gregory and their clients give notice that: (i) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Myddelton & Major, Symonds & Sampson LLP and Sibbett Gregory have not tested any services, equipment or facilities. (iii) Purchasers must satisfy themselves by inspection or otherwise.



# Schedule of Accommodation

Unit Number	Floor Areas			Annual Rent per annum exclusive		Freehold Price exclusive		Parking
	Ground sq ft	First sq ft	Total sq ft					
19	936	441	1,377	£	11,250.00	£	155,000.00	4
20	925	430	1,355	£	11,000.00	£	152,500.00	4
21	925	430	1,355	£	11,000.00	£	152,500.00	4
24	925	430	1,355	£	11,000.00	£	152,500.00	3
25	925	430	1,355	Under Offer	11,000.00	£	152,500.00	4
26	936	452	1,388	Under Offer	11,250.00	£	155,000.00	4
28	947	462	1,409	£	11,500.00	£	157,500.00	4