



# Greenslade Taylor Hunt



**New Rural Business Units  
TO LET**

**West Down Business Centre, West Down Farm,  
Corton Denham, Sherborne, Dorset, DT9 4LG**

West Down Business Centre,  
West Down Farm, Corton Denham, Sherborne,  
Dorset, DT9 4LG

**Rental Guide :** From £4,500 - £19,000 per annum exclusive

- **4 New Business Units**
- **Rural Location close to Sherborne**
- **Units available individually or combined**
- **Units from 37.90 sq m (410 sq ft) to 159.80 sq m (1,720 sq ft)**

## West Down Business Centre Location

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- West Down Business Centre is located at West Down Farm in an attractive rural position between the villages of Corton Denham and Poyntington.
- Sherborne with excellent shops, railway station, private and state schools is some 3 miles south of West Down Farm.
- From Sherborne take the B3145 to Charlton Hawthorne and after some 2 miles take the left hand turning to Corton Denham and West Down Farm is located on the left hand side after approximately half a mile.

## Accommodation

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- West Down Business Centre is an attractive new development of four adjoining business units that will be available for occupation individually or combined.
- The building is being constructed of traditional stone under pitch tiled roofs.
- Individual units will provide open plan office areas.
- Each unit will benefit from their own WC and kitchen facilities.
- Units will be heated by way of an under floor heating system.



## Services

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- Mains Water, Drainage, Electricity and BT phone connections will be available.



## Accommodation and Rental Guide

The available units are as shown on the floor plan provided. Floor areas are approximate net internal floor areas.

Unit	SQM	SQFT	Rental Guide
1A	42.00	450	£5,000 p.a. excl.
1	37.90	410	£4,500 p.a. excl.
2	37.90	410	£4,500 p.a. excl.
2A	42.00	450	£5,000 p.a. excl.
<b>TOTAL</b>	<b>159.80</b>	<b>1,720</b>	<b>£19,000 p.a. excl.</b>



## Business Rates

- The Units will be subject to a new business rates assessment.
- Tenants will be responsible for Business Rates on the unit they occupy. Full relief and Small Business Rates relief potentially will be available.

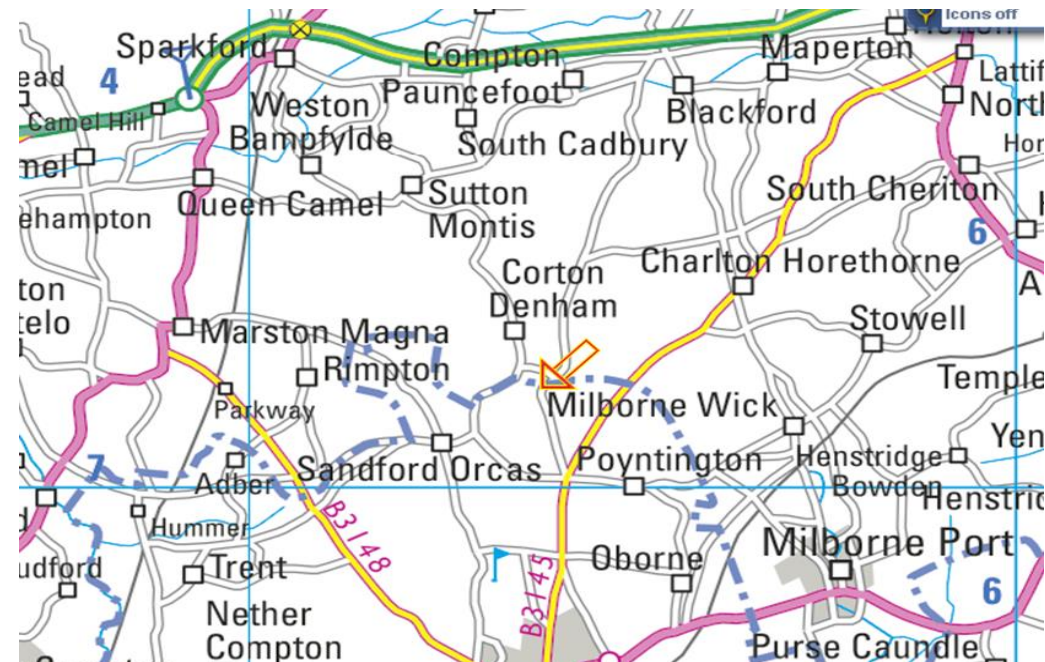
## Viewing

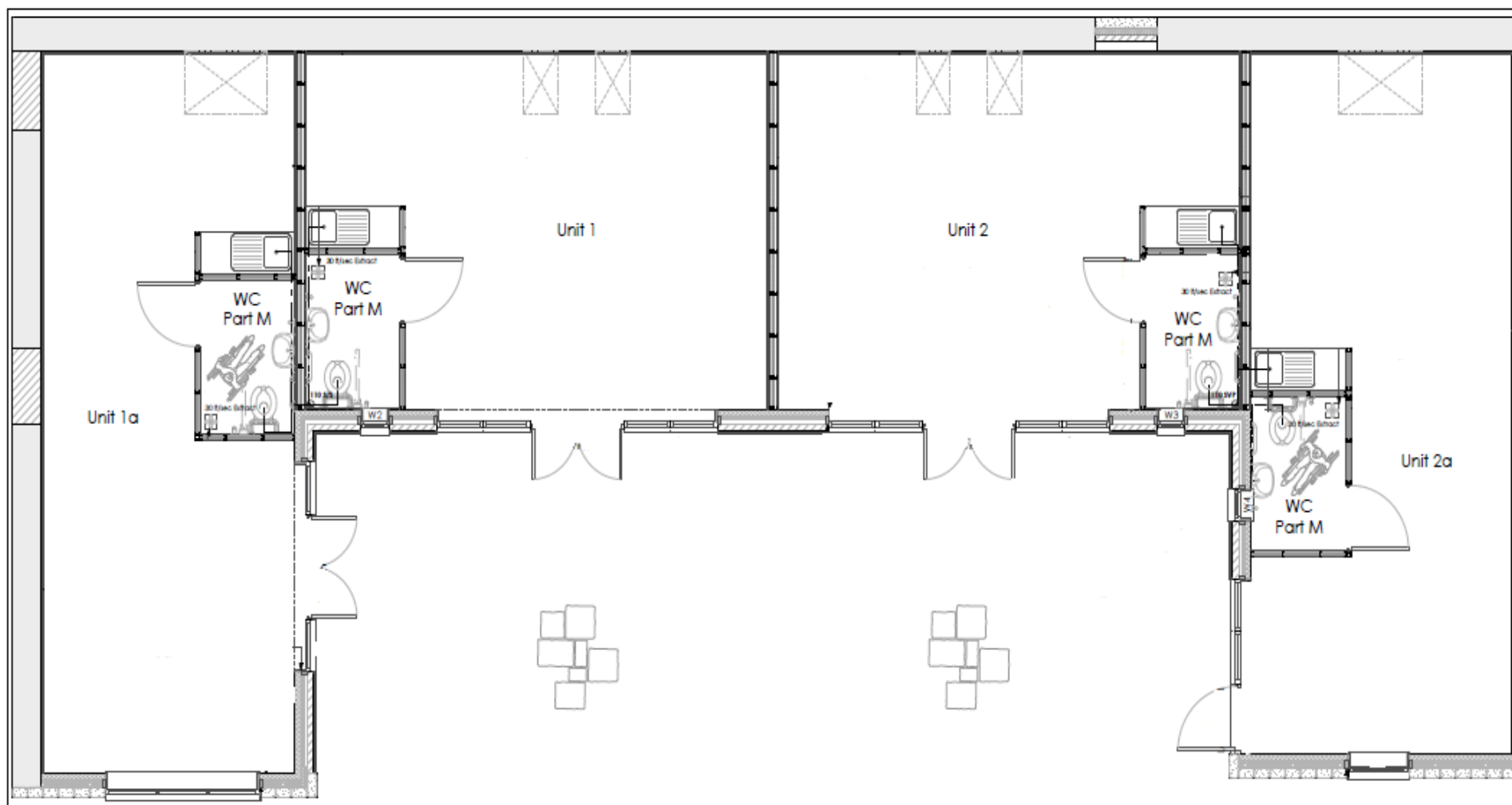
Strictly by appointment with sole agents:-

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### Important Notice – Property Misdescriptions Act 1981

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