

## FOR SALE/TO LET



PHOTO SHOWS UNITS 5A AND 5B (WHICH ARE NOW LET)

## NEW INDUSTRIAL PREMISES

GROSS INTERNAL AREA APPROX

**1,858 SQ M**

**20,000 SQ FT**

- Factory internal eaves height - 6 metres
- Superb offices
- To be built
- Detached
- 40 car spaces

## Unit 9, Parkway Farm Business Park Phase II, Poundbury, Dorchester, Dorset

JCW/W.83040 (unit 9)

Southampton t: 023 8022 7337 • Winchester t: 01962 869667

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract.

STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, as to the structural integrity of the premises and condition/working order of services, plant or equipment.

JCW/W.83040 (unit 9)

## LOCATION

Poundbury forms part of the Duchy of Cornwall's estate on the western fringe of the county town of Dorchester. Poundbury is growing rapidly in response to market demand and will eventually add some 5,000 people to the existing town of Dorchester. There are already a number of major employers on the development with further phases under discussion. The town centre is within 2 miles to the east and access to the A35 bypass is excellent. Retail and eating facilities are available on the development.

The site is located on Parkway (B3150) which is accessed from the A35 Bridport Road.

## DESCRIPTION

These detached premises will be built in accordance with the following brief specification:-

- A pitched fibre centre roof incorporating daylight panels
- A steel portal frame
- A mix of brick and timber elevations
- Ground and first floor double glazed windows
- Internal eaves height 6 metres
- Power floated concrete floor
- Male and female WCs
- Shell fit out to factory with 3 phase electricity to distribution board, gas and telecom
- Carpeted open plan first floor offices with a suspended ceiling incorporating recessed lighting and male and female WCs
- Carpeted ground floor reception
- Concrete loading aprons
- 40 allocated parking upon a tarmacadam forecourt

## SUMMARY OF ACCOMMODATION

Ground floor factory	1,672 sq m	18,000 sq ft
First floor open plan offices	186 sq m	2,000 sq ft
<b>Total gross internal area approx</b>	<b>1,858 sq m</b>	<b>20,000 sq ft</b>

The above areas are approximate and have been scaled off plan.

## VIRTUAL FREEHOLD

The premises are for sale virtual freehold; 125 year leases subject to a peppercorn rental.

## PRICE

£1.8M plus VAT

## RENTAL

The premises are available to let by way of new full repairing and insuring leases subject to upward only, open market rent reviews every 5 years at a commencing rental of £130,000 per annum exclusive of rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

## PLANNING

Planning consent has been granted for B2 general industrial use and B1 office use. B1 light industrial and B8 storage and distribution uses will be considered subject to details being provided by the purchaser/tenant on employment generation.

Interested parties can contact the Local Planning Authority at West Dorset District Council 01305 251010 with regard to their own proposed use.

## RATEABLE VALUE

To be assessed once constructed.

## SERVICE CHARGE

Estate premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## VIEWING

Strictly by prior appointment through agents Goadsby, through whom all negotiations must be conducted.

**A SITE PLAN AND ILLUSTRATION PLAN IS ATTACHED**

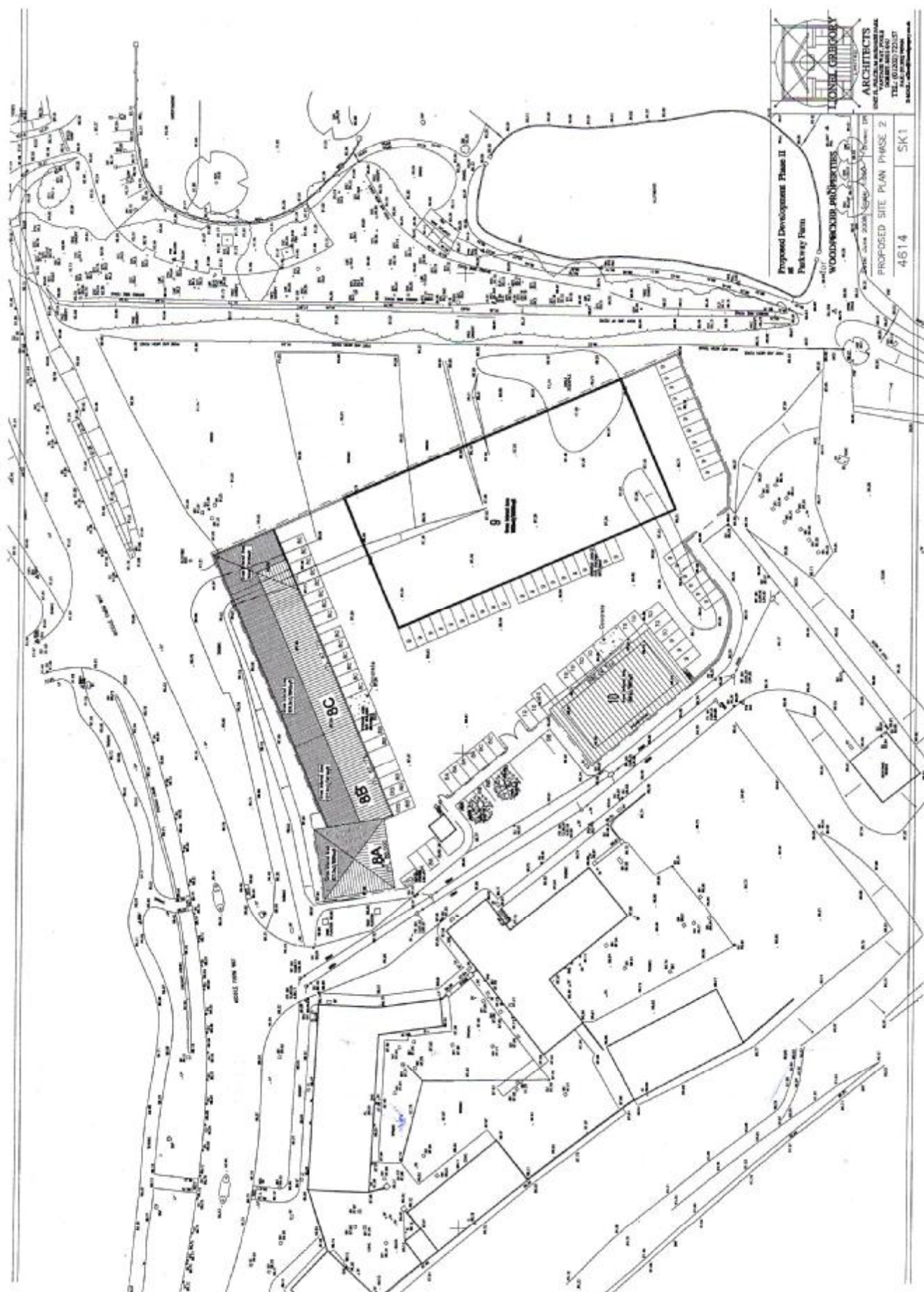
## **IMPORTANT**

### IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

### REFERENCES

Once a letting has been agreed, the landlord will need to approve the proposed tenant's references as part of the letting process. Goadsby will therefore make a non-refundable charge of £50 (including VAT) to be paid by cheque to cover bank charges and Goadsby's administration fee. This does not form part of a contract or constitute a deposit in respect of any transaction. Appropriate references will be required from a bank, solicitor, accountant and two trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord.



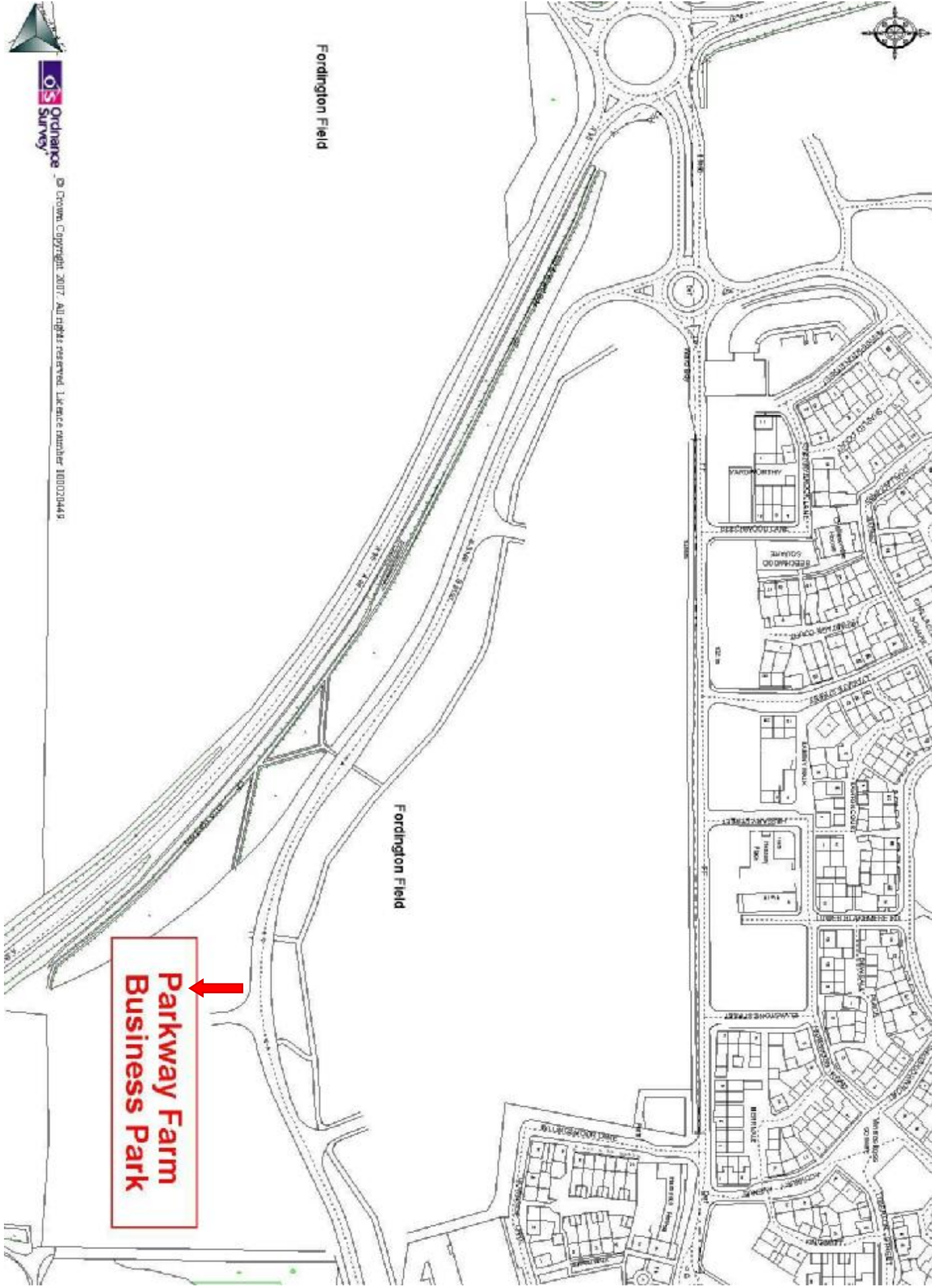
Proposed Development Phase II  
Parkway Farm

WOODWICK JUBILEES  
LONIC COLLEGE



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10214 WOODLAND AVENUE  
WILSON, MISSOURI 64191  
TEL: (816) 877-7237  
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PROPOSED SITE PLAN PHASE 2  
4614 SK1



Fordington Field

Fordington Field

**Parkway Farm  
Business Park**



Ordnance Survey

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