

## OFFICES TO LET/FOR SALE



### OFFICE SUITES A & B, TO LET/FOR SALE LONG-LEASEHOLD

Suite A 116.5 sq m (1,255 sq ft)

Suite B 195 sq m (2,098 sq ft)

TOTAL 311.5 sq m (3,353 sq ft)

- Two ground floor office suites
- Available separately or together/can be combined
- High quality finishes
- From 1,255 - 3,353 sq ft
- Allocated car parking spaces (7 in total)

**Suites A & B, 5 Widcombe Street, Poundbury,  
 Dorchester, Dorset, DT1 3BS**

Property Ref: 1861/NRU

April 2015

Bournemouth t: 01202 550000 • 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.

## LOCATION

The property is located on the Duchy of Cornwall's celebrated development, Poundbury. It is situated on the western side of Dorchester, adjacent to the A35 by-pass and approximately 2 miles from Dorchester town centre. There is a regular electric bus service to Dorchester town centre.

Widcombe Street is located just south of Bridport Road and immediately to the west of Buttercross Square. There are a number of commercial occupiers in both Bridport Road, The Buttermarket, as well as in Parkway Farm Business Centre, opposite.

## DESCRIPTION

The ground floor of the building comprises two separate office suites which can be combined if required. Both are in a finished condition requiring only carpeting and are centrally heated by gas boiler throughout.

## ACCOMMODATION

The accommodation with approximate areas is arranged as follows:-

Suite A	116.5 sq m	(1,255 sq ft)	- allocated 3 car spaces
Suite B	195 sq m	(2,098 sq ft)	- allocated 4 car spaces
<b>Total</b>	<b>311.5 sq m</b>	<b>(3,353 sq ft)</b>	



Widcombe Street Elevation



Side Elevation



Terrace

## Internal Photographs



## SERVICES

The office suites benefit from mains electricity, water/drainage and gas. No tests have been carried out in relation to any of the services and we are not able to comment on their condition.

## TERMS

The property is available for sale on a long lease-hold basis. We are seeking £475,000 exclusive of VAT for the long lease-hold interest.

Each suite is also available to rent.

Suite A            £13,800 per annum exclusive

Suite B            £23,000 per annum exclusive

Both Suites      £36,800 per annum exclusive

## USE

Use Class - B1 offices.

## SERVICE CHARGE

A service charge is payable in respect of the common areas/services - equating

## RATEABLE VALUES

Neither suite has yet been assessed for rating purposes by the Valuation Office Agency.

Interested parties are advised to make their own enquiries of the local rating authority - West Dorset District Council on 01305 251010 or through the VOA website at [www.voa.gov.uk](http://www.voa.gov.uk)

## LEGAL COSTS

Each part are to bare their own legal costs incurred in connection with the transaction.

## VAT

Unless otherwise stated, all rents and prices are strictly exclusive of VAT which will be payable in this case.

## VIEWING

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

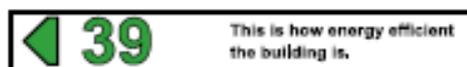
Contact: Neil Upward  
Tel: 01305 268096  
[neil.upward@goadsby.com](mailto:neil.upward@goadsby.com)

or Joint Sole Agents

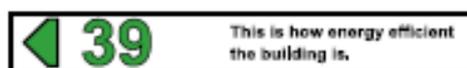
Chesters Commercial Limited  
Contact: David Foot  
Tel: 01935 415454  
[david.foot@chesterscommercial.com](mailto:david.foot@chesterscommercial.com)

## ENERGY PERFORMANCE CERTIFICATE RATING

### Suite A



### Suite B



## 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 reference charge of £50 (including VAT) to be paid by cheque. 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.