

TO LET

Carter Jonas



Building B
Dorset Business Park
Winterbourne Whitechurch
DT11 9AS

Warehouse Buildings
9,194 - 36,911 sq ft (854.1- 3,429.06 sq m)

- Four warehouse buildings available as a whole or separately.
- Under refurbishment.
- LED lighting and new roller shutter doors.

LOCATION

Dorset Business Park offers a range of high bay warehouses across a well maintained landscaped site in the heart of Dorset.

Strategic location between Blandford, Poole/ Bournemouth and Dorchester. The site is adjacent to the A354, with excellent links to both the A31 (6 mins) and A35 (8mins).

A significant proportion of the business park's electrical supply is generated by solar energy, reducing the carbon footprint of the site.

Tower Supplies are now in occupation of three warehouse buildings on the site.

DESCRIPTION

The property comprises four warehouse buildings benefiting from dedicated loading areas. The buildings have recently been subject to a program of refurbishment works which have included the installation of new gable ends, electrically operated roller shutter doors and LED lighting.

The site is accessed via a security gate and is served by good quality internal access roads, with attractive and well maintained landscape areas.

ACCOMMODATION

Warehouse	Sq M	Sq Ft	Eaves
Unit B1	861.02	9,268	4.93
Unit B2	856.34	9,218	4.9
Unit B3	854.1	9,194	5.06
Unit B4	857.6	9,231	4.89
Total	3,429.06	36,911	

TENURE

The buildings are available individually, or as a whole, by way of new full repairing and insuring leases for a term to be negotiated.

RENT

£3.95 / SqFt Exclusive

VAT

All prices quoted are exclusive of VAT.

BUSINESS RATES

The premises are to be re-assessed for rating purposes.

PLANNING

The site benefits from a planning consent for B8 (storage and distribution) uses. Other uses within Class E(g) will be considered (subject to planning).

SERVICE CHARGE

A service charge will be payable with respect of CCTV security, management and the upkeep and maintenance of common parts and communal estate roads. Full details available from the agents.

EPC

The EPC's have been commissioned and will be provided shortly.

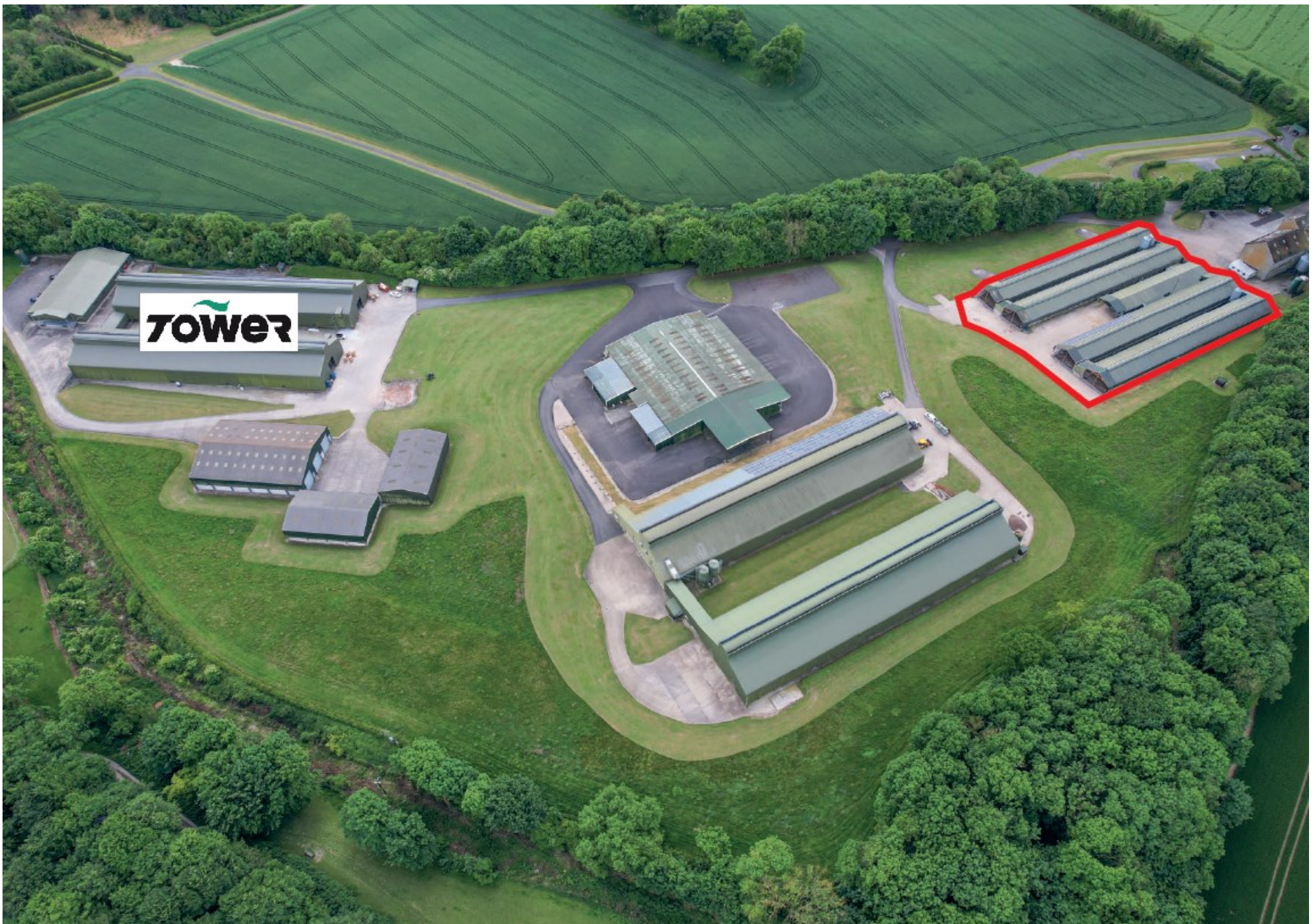
VIEWINGS

To be arranged with the agents.

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

SUBJECT TO CONTRACT



Carter Jonas





FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

St. Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

Alison Williams MRICS

0117 922 1222 | 07917041109

alison.williams@carterjonas.co.uk

Ed Cawse MRICS

0117 922 1222 | 07425 632476

Ed.cawse@carterjonas.co.uk

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

March 2025

Carter Jonas