



**Building C**  
**Dorset Business Park**  
**Winterbourne Whitechurch**  
**DT11 9AS**

**21,286 - 44,321 sq ft**  
**(1,977.5 - 4,118 sq m)**

- Substantial warehouse premises
- Two warehouse buildings available individually or as a whole
- Recently refurbished

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## 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.

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## DESCRIPTION

Building C comprises two substantial high bay warehouse buildings. The buildings have recently been refurbished with works including the installation of LED warehouse lighting and 8 x new electrically operated roller shutter doors (approx. 4m wide x 5.2m high). The buildings benefit from eaves heights of 5.5m rising to 7.7m at the internal ridge. Dedicated concrete loading aprons are provided at either ends of the warehouse buildings.

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

Externally there are dedicated loading aprons.

A further 61,572 sq ft is available in additional buildings (by separate negotiation).

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## ACCOMMODATION

	Sq M	Sq Ft
Upper Warehouse	21,286	1,977.5
Lower Warehouse	23,035	2,140
Total	44,321	4,117.5

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## TENURE

The premises are available by way of new full repairing and insuring leases for a term to be negotiated.

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## RENT

£4.99 per square foot exclusive.

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## VAT

All prices quoted are exclusive of VAT.

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## BUSINESS RATES

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

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## 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).

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## 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.

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## EPC

The buildings have the following EPC Ratings:

Building C1 D-82  
Building C2 D-80

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## VIEWINGS

To be arranged with the agents.

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## LEGAL COSTS

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

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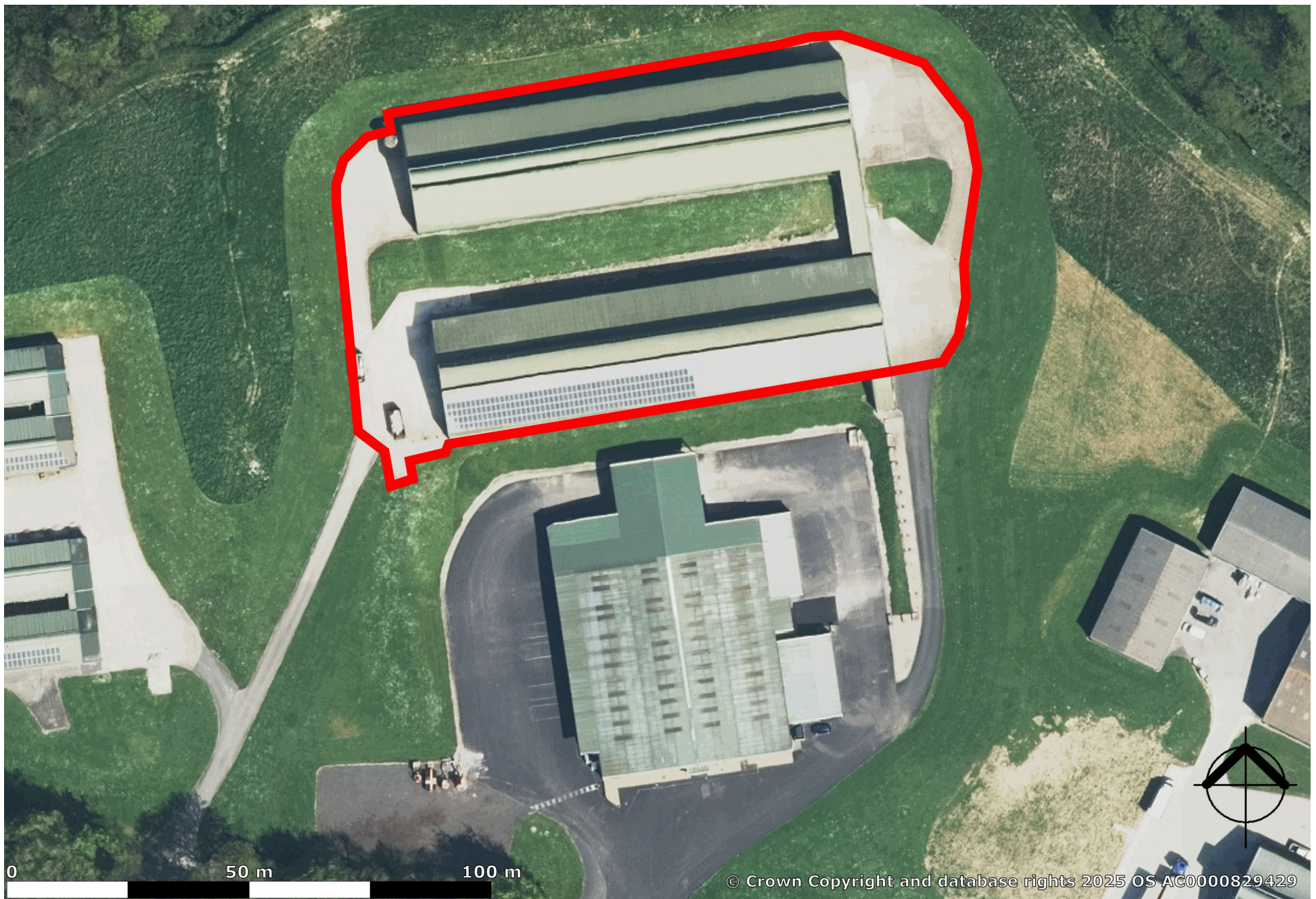
**SUBJECT TO CONTRACT**





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## FURTHER INFORMATION

Should you require further information please contact:

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