

TO LET

Carter Jonas



Westend Studio
Rampisham Business Centre
Dorchester
Dorset
DT2 0HS

- Self-contained first floor studio with panoramic countryside views.
- 3 studio offices, kitchenette, mezzanine storage and allocated WC.
- Ideal studio or office with ample parking.
- 9 miles from Crewkerne and 12.5 miles from Dorchester.

LOCATION

Established industrial estate at Rampisham Down which was the former BBC transmission station.

The site has easy access onto the A356 Crewkerne to Dorchester road and is only 9 miles from Crewkerne, 12.5 miles from Dorchester, 13 miles from Yeovil, 10.5 miles from Bridport and 5.5 miles from Beaminster.

The industrial estate is enclosed with chain link fencing and has an electric security gate with coded access. 24hr recorded CCTV on the site.

DESCRIPTION

Accessed via an external staircase leading to first floor with an entrance lobby, external storage cupboard and the allocated WC facility.

Hall giving access into the rooms.

Office 1 of 7.92m x 5.22m with kitchenette.

Office 2 of 4.25m x 3.74m.

Office 3 of 7.48m x 3.58m currently divided into 2 rooms (5.25m x 3.57m and 4.64m x 4.05m) with a sound booth.

Adjoining is a mezzanine storage area of 8.27m x 5.09m with an eave height 2.90m.

The unit has allocated parking spaces on the industrial estate.

ACCOMMODATION

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice the floor areas calculated are noted below:

	Sq M	Sq Ft
Office 1	41.34	445
Office 2	15.90	171
Office 3	26.70	287
Mezzanine	42.09	453

EPC

Rated B.

LEGAL COSTS

Each party to bear their own legal costs throughout the transaction.

RENTAL

New lease available on flexible terms to be agreed at a quoting rent of £8,000 per annum plus VAT.

VIEWING

All viewings should be made through the sole agent, Carter Jonas

T: 01823 428590

M: 07968 216596

E: Stephen.richards@carterjonas.co.uk

BUSINESS RATES

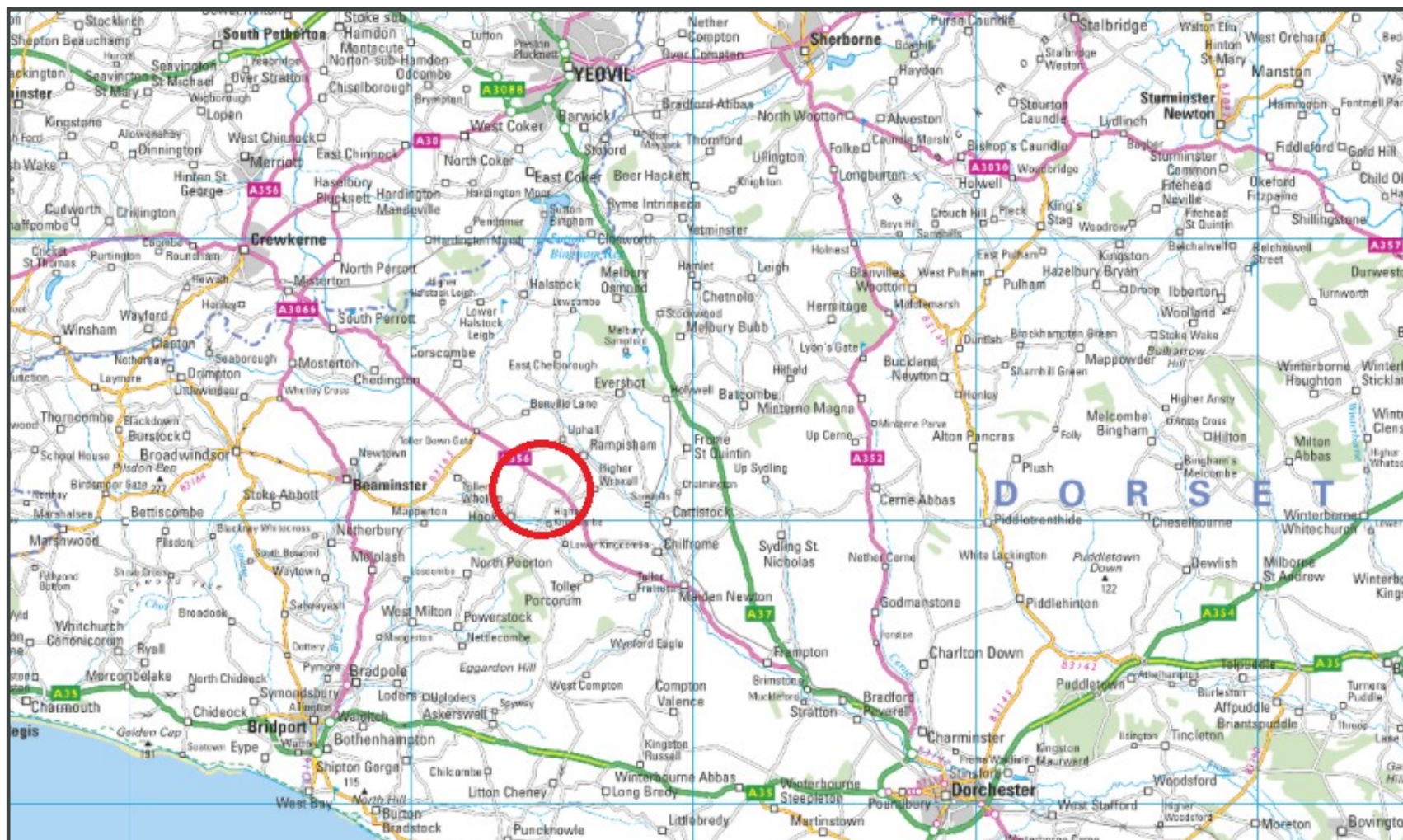
According to the Valuation Office Website, the premises are assessed as follows:

Rateable Value: £9,500

Interested parties are advised to make their own enquiries at www.voa.gov.uk



SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

carterjonas.co.uk

Stephen Richards MRICS

M: 07968 216 596 | T: 01823 248 858

E: Stephen.richards@carterjonas.co.uk

Quad 4000, Blackbrook Park Ave, Taunton, Somerset, TA1 2PX

IMPORTANT INFORMATION

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