



THE GRANARY, ILSINGTON ESTATE, ILSINGTON ROAD, TINCLETON

Ground floor office suite with first floor storage area.
Approx 1,560 sq ft (145 sq m)

- | Granary North now let
- | Pleasant rural location
- | Puddletown 3 miles/ Dorchester 4.5 miles

DORSET DT2 8QW
TO LET

**WOOLLEY
& WALLIS**

Location

Ilington Estate is situated on the western fringes of the village of Tingleton approximately 3 miles due south of Puddletown and the A35 and some 4.5 miles east of the historic market town of Dorchester which lies on the River Frome. Poole is situated around 20 miles to the east and Blandford Forum 14.5 miles to the north.

Description

The Granary is an attractive brick building under a pitched slate roof and comprises two ground floor office suites with storage rooms above and shared WC facilities. The suites have been freshly decorated and refurbished with new carpets. Granary South comprises three offices and kitchenette. Granary North comprises two offices.

Accommodation

Approx net internal areas:

	m ²	ft ²
Communal ground floor area:	15	161
Granary North	LET	LET
Granary South		
Ground floor office	68.84	741
First floor storage	<u>68.84</u>	<u>741</u>
Total	137.68	1,482

Lease

The suites are available separately or combined on new leases and on terms to be agreed.

Rent

Granary North: LET

Granary South: £6,000 plus VAT per annum

Rent is exclusive of business rates (if applicable) and all other outgoings.

Business Rates

Granary North Rateable Value: £4,450

Granary South Rateable Value: £4,950

The Small Business Rate Multiplier for the year 2023/24 is 49.9 p in the £. However, where the Rateable Value is £12,000 or less, qualifying ratepayers will receive 100% Small Business Rate Relief and therefore no rates will be payable.

Services

Private water and drainage.

Caution

Woolley & Wallis Commercial have not tested the services mentioned in these particulars.

Planning

Prospective tenants must satisfy themselves as to the permitted planning uses for the property.

Legal Costs

Each party to pay their own.

Code of Practice

You should be aware that the Code of Practice on commercial leases in England and Wales recommends that you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website www.commercialleasecode.co.uk.

References

Financial and accountancy references may be sought from any prospective tenant prior to agreement.

Energy Performance Certificate

EPC Rating: TBC

Viewing

Strictly by appointment only through Woolley & Wallis. Contact Ben Marshall (Shaftesbury Office) on 01747 852242 email: b.marshall@w-w.co.uk

Directions

What3words:/// burglars.interest.struttling

Post Code DT2 8QW



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AGENT'S NOTES

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