



5 LONGMEAD, SHAFTESBURY

Industrial/ warehouse unit on popular Estate
Approx 4,688 sq ft (435.80 sq m)

- | Convenient access for A350 and A30
- | ** UNDER REFURBISHMENT **
- | Parking and yard areas
- | Workshop eaves 3.4 m (11'2")

DORSET, SP7 8PL

TO LET

**WOOLLEY
& WALLIS**

Location

Longmead Industrial Estate lies on the eastern fringes of Shaftesbury and is one of the Towns two main commercial centres. There is convenient access to the A350 at Ivy Cross Roundabout and onwards to the A303 (approx 12 miles) and to the A30 Salisbury road (Salisbury 20 miles). The unit fronts Longmead, the main spine road onto the Estate. Nearby occupiers include DCM Tyre & Auto, Dorset Foods, Kew Electrical Distributors, Foray Motor Group (main Ford dealer) and Wessex Group.

Description

The premises comprise a traditional workshop warehouse building with side loading door and with two-storey front office section. The premises are of cavity brick construction, the workshop having a steel truss pitched roof and the offices a flat felted roof. The workshop/warehouse provides clear span space with wcs off. The office section has an entrance lobby off the front car park together with office/ messroom. The first floor provides 4 further offices, wcs and a kitchen. There is parking to the front and side of the unit (approx 6 spaces) together with some yard area around the building some of which is surfaced. **Note: the unit is currently being refurbished.**

Accommodation

Approximate Gross Internal Areas

	m ²	ft ²
Ground Floor		
Offices section	82.80	891
Workshop/ warehouse	270.00	2,906
First Floor		
Offices	82.80	891
Total	435.6	4,688

Features

- | Warehouse eaves 3.4 m (11'2")
- | Powmatic gas fired space heater to workshop
- | Loading door opening 3.0 m (w) x 3.0 m (h)
- | Gas fired heating to office areas
- | New uPVC windows to workshop and recently replaced to offices.

Lease

The premises are available on a new full repairing and insuring lease for a term to be agreed.

Rent

£35,000 per annum.

VAT is applicable. Rent is exclusive of business rates, buildings insurance and all other outgoings.

Business Rates

Rateable Value: £27,000

The Small Business Rate Multiplier for the year 2023/24 is 49.9 p in the £.

Services

We are advised that all mains services are connected to the property.

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

Rating: 'D' (76)

Viewing

Strictly by appointment only through Woolley & Wallis Commercial (01722 330333).



AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in February 2024.

51-61 Castle Street | Salisbury | Wiltshire | SP1 3SU
01722 330333 | commercial@w-w.co.uk
w-w.co.uk

**WOOLLEY
& WALLIS**